

#83

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 20090312-027 FOR THE  
2 MARTIN LUTHER KING, JR BLVD. TRANSIT ORIENTED DEVELOPMENT  
3 DISTRICT STATION AREA PLAN TO MODIFY THE STATION AREA PLAN  
4 AND REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP  
5 FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-  
6 NP) DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD  
7 PLAN-CONDITIONAL OVERLAY (TOD-NP-CO) COMBINING DISTRICT FOR  
8 THE PROPERTY LOCATED AT 2712 EAST 12<sup>TH</sup> STREET.

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

11  
12 **PART 1.** The Martin Luther King, Jr. Blvd. transit oriented development district station  
13 area plan with regulating plan ("the MLK-TOD") was adopted under Ordinance No.  
14 20090312-027 ("the MLK-TOD Original Ordinance") and is comprised of approximately  
15 108 acres of land described in Zoning Case No. C14-2008-0031, located in the Chestnut,  
16 neighborhood planning area, locally known as the property bounded by Martin Luther  
17 King Boulevard on the north, the Austin & N.W. railroad tracks between M.L.K.  
18 Boulevard and 12<sup>th</sup> Street on the east, East 12<sup>th</sup> Street on the south, and Chicon Street on  
19 the west, in the City of Austin, Travis County, Texas.

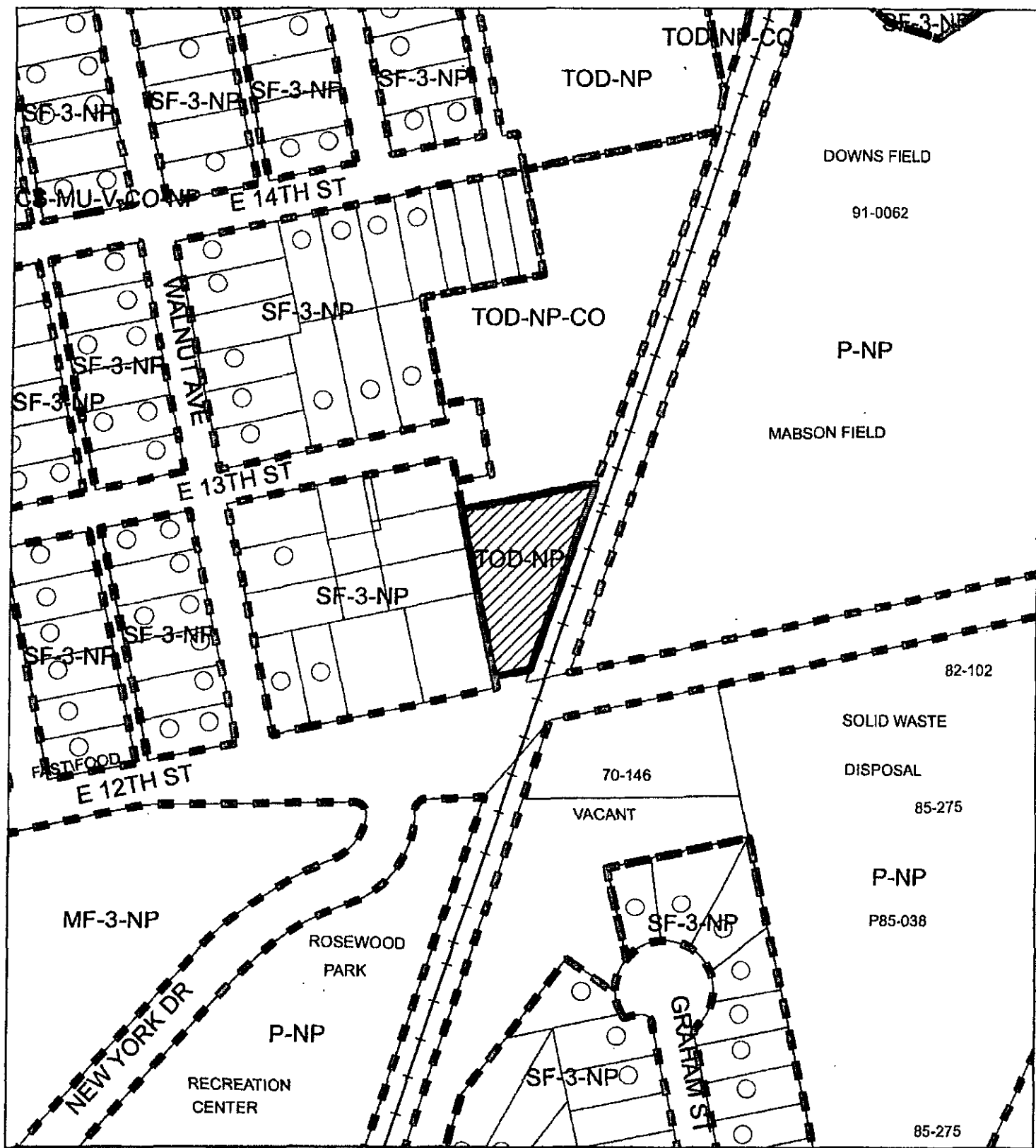
20  
21 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to  
22 change the base district from transit oriented development-neighborhood plan (TOD-NP)  
23 district to transit oriented development-neighborhood plan-conditional overlay (TOD-NP-  
24 CO) combining district on the property described in Zoning Case No. C14-2011-0130.SH,  
25 on file at the Planning and Development Review Department, as follows:




26  
27 Lot 1, Rosewood Subdivision, a subdivision in the City of Austin, Travis County,  
28 Texas, according to the map or plat of record in Plat Book Volume 87, Page 126B-  
29 126C of the Plat Records of Travis County, Texas (the "Property"),

30  
31 locally known as 2712 East 12<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and  
32 generally identified in the map attached as Exhibit "A".

33  
34 **PART 3.** The MLK-TOD Station Area Plan ("SAP") identified and defined subdistricts  
35 within the plan area and established boundaries for each subdistrict. The Property  
36 subdistrict is currently low density residential, as shown on Exhibit "B" and is amended to  
37 live/work flex as shown on Exhibit "C".





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

# ZONING

ZONING CASE#: C14-2011-0130.SH

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





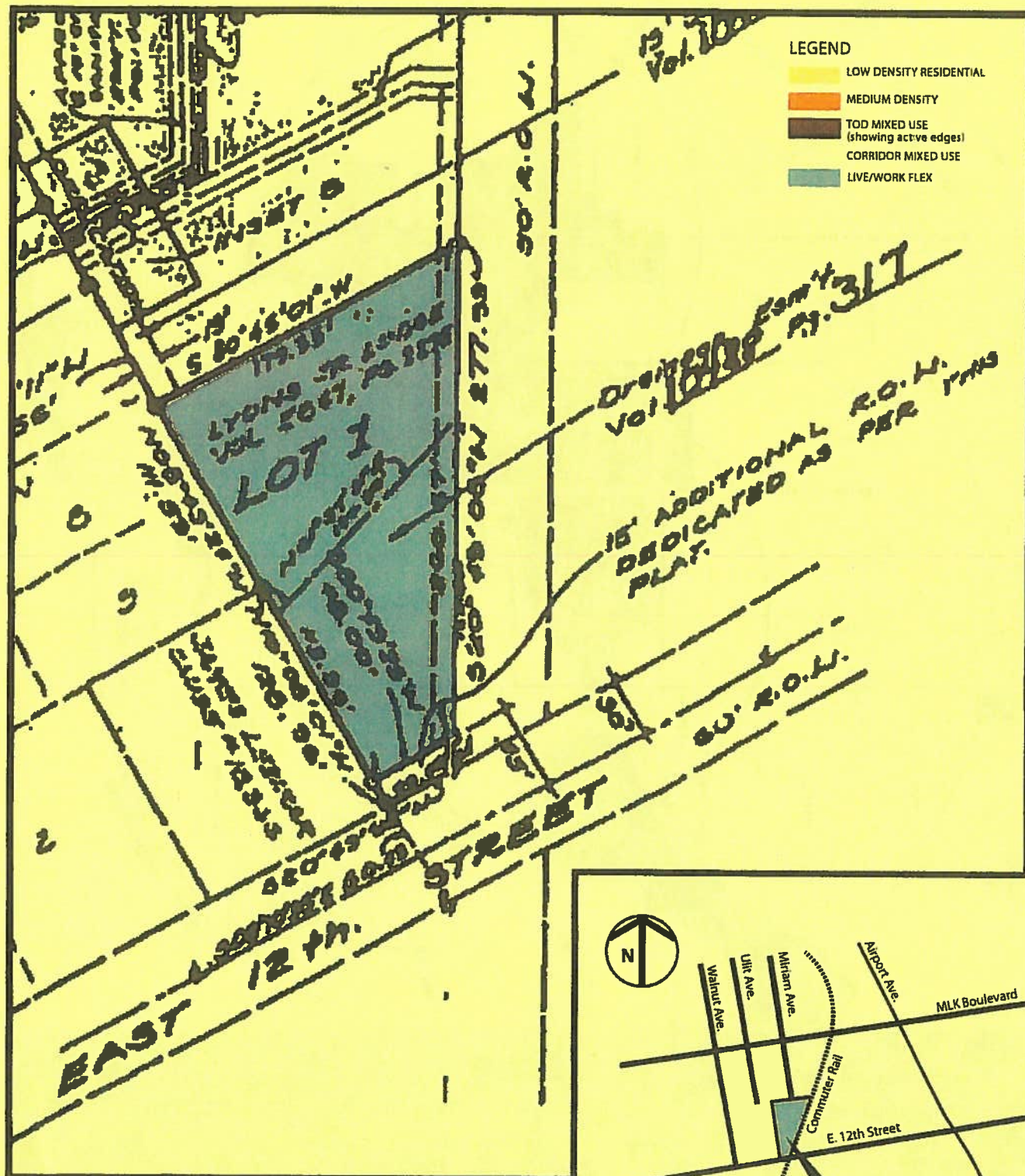
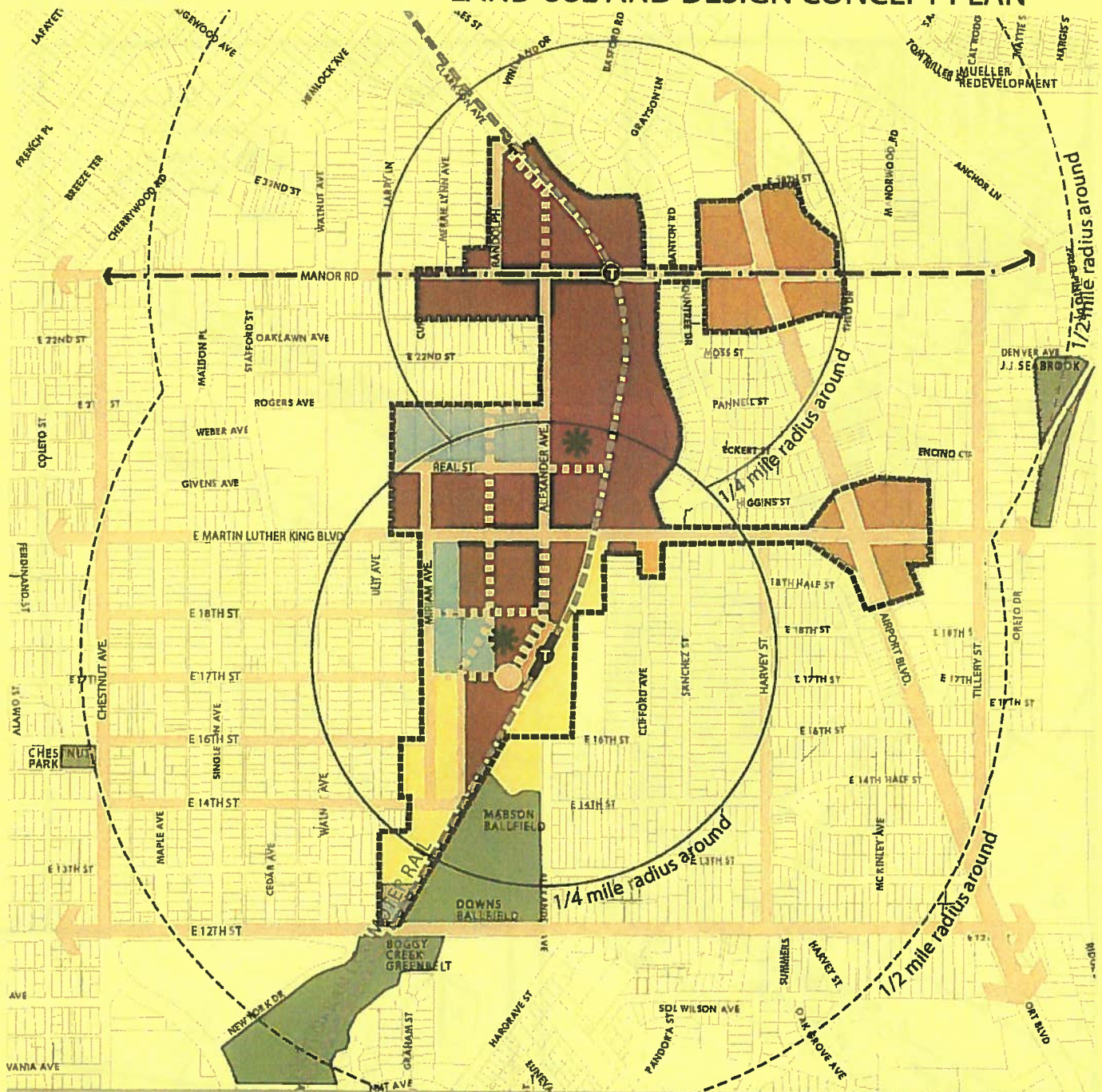


Exhibit C



# MLK TOD

## LAND USE AND DESIGN CONCEPT PLAN



### LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- TOD MIXED USE (showing active edges)
- CORRIDOR MIXED USE
- LIVE/WORK FLEX
- EXISTING CITY PARKLAND
- POTENTIAL PARKLAND

- EXISTING STREETS
- POTENTIAL NEW STREETS
- TOD DISTRICT BOUNDARY
- POTENTIAL STREETCAR ROUTE
- METRORAIL STATION
- POTENTIAL STREETCAR STOP
- TRANSIT PLAZA

0 200 400 800 FEET



TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING