

ORDINANCE NO. 040205-Z-3

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 803 AND 805 WEST MARTIN LUTHER KING, JR. BOULEVARD FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-CO) 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 multifamily residence moderate high density (MF-4) district and limited office (LO) district to multifamily residence highest density-conditional overlay (MF-6-CO) combining district on the property described in Zoning Case No.C14-03-0174, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.351 acre tract of land, more or less, out of Outlot 18, Division E, Original City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Lot 1-B, Medical Services Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 95, Pages 55-56, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 803 and 805 West Martin Luther King, Jr. Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property may not exceed a height of 51 feet from ground level.
2. Development of the Property may not exceed 53 residential dwelling units.

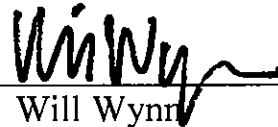
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 16, 2004.

PASSED AND APPROVED


February 5, 2004

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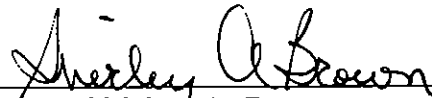
Will Wynne
Mayor

APPROVED:


David Allan Smith

City Attorney

ATTEST:



Shirley A. Brown
City Clerk

James E. Garon & Associates
Professional Land Surveyors

10711 Highway 71 West
Austin, Texas 78735
512.288.5877 - (fax) 512.288.4716
E-mail: jgarons@swbell.net

LEGAL DESCRIPTION: BEING A 0.351 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 18, DIVISION "E"; ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 11566, PAGE 896 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.351 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

BEGINNING at an iron rod found on the south line of M.L. King Jr. Blvd. for the northwest corner hereof and the northeast corner of Lot 1-B, Resubdivision of Lot 1 Parkside Medical Services Subdivision as recorded by plat in Volume 95, Pages 55-56 of the plat records of Travis County, Texas;

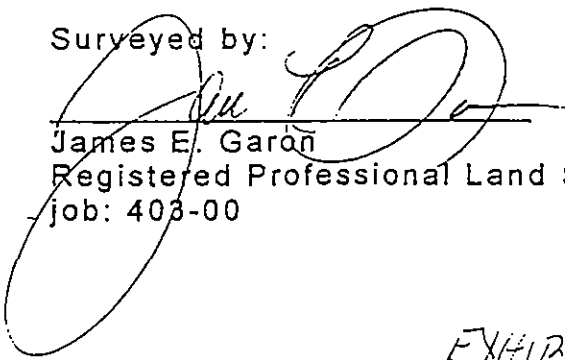
THENCE South 71°57'50" East a distance of 104.78 feet along said line of M.L. King Jr. Blvd. to an iron rod set for the northeast corner at the intersection with the west line of West Avenue;

THENCE South 17°50'21" West a distance of 145.96 feet along West Avenue to an iron rod found for the southeast corner hereof and northeast corner of Lanatana Condominiums as described in Volume 7914, Page 729 of said deed records;

THENCE North 72°1'46" West a distance of 104.78 feet to an iron rod set for the southwest corner hereof and southeast corner of said Lot 1-B;

THENCE North 17°50'21" East a distance of 146.08 feet to the **POINT OF BEGINNING** and containing 0.351 acre of land, more or less, and as shown on map of survey prepared herewith.

Surveyed by:


James E. Garon
Registered Professional Land Surveyor
Job: 403-00

Sept. 14, 2000

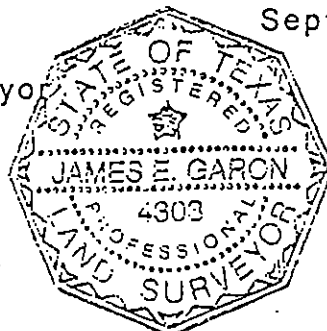


EXHIBIT A

