

**ORDINANCE NO. 041028-Z-3**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4901-5425 EAST 51<sup>ST</sup> STREET AT THE SOUTHEAST CORNER OF EAST 51<sup>ST</sup> STREET AND EASTERN PARKWAY IN THE PECAN SPRINGS-SPRINGDALE NEIGHBORHOOD PLAN AREA FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-NEIGHBORHOOD PLAN (SF-4A-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 townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to single family residence small lot-neighborhood plan (SF-4A-NP) combining district on the property described in Zoning Case No. C14-04-0132, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 3, Amended Plat of Lots 1, 2, and 3, Oriens Park Section 5 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 88, Page 334; and Lot 4, Oriens Park Section 5 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Pages 183A and 183B, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 4901-5425 East 51<sup>st</sup> Street at the southeast corner of East 51<sup>st</sup> Street and Eastern Parkway, in the Oriens Park Subdistrict of the Pecan Springs-Springdale neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

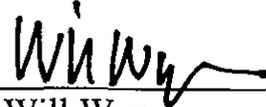
**PART 2.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 021107-Z-12a that established the Pecan Springs-Springdale neighborhood plan combining district.

**PART 3.** This ordinance takes effect on November 8, 2004.

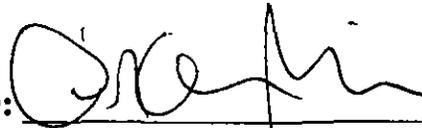
**PASSED AND APPROVED**

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October 28, 2004

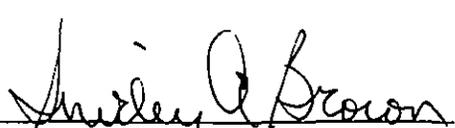
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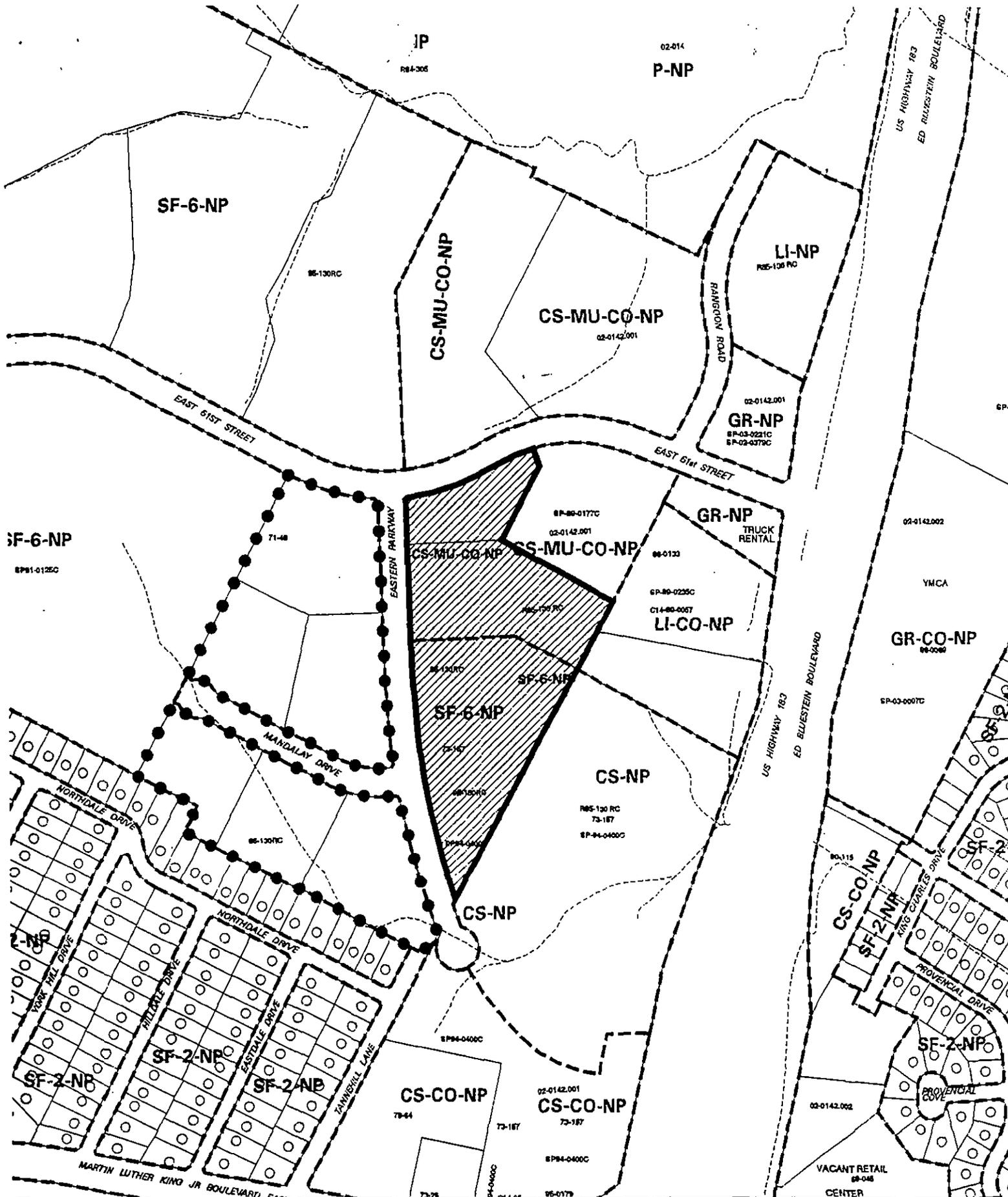
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** 

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** 

\_\_\_\_\_  
Shirley A. Brown  
City Clerk



 1" = 400'	SUBJECT TRACT	<h2 style="margin: 0;">ZONING EXHIBIT A</h2>	CITY GRID REFERENCE NUMBER <b>M24 N24</b>
	PENDING CASE		
	ZONING BOUNDARY		
	CASE MGR: R. HEIL		
<b>CASE #: C14-04-0132</b>		<b>DATE: 04-08</b>	
<b>ADDRESS: 4901-5425 BLK E 51ST ST</b>		<b>INTLS: SM</b>	
<b>SUBJECT AREA (acres): 11.730</b>			