

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

**AN ORDINANCE AMENDING ORDINANCE NO. 20090312-027 FOR THE MARTIN LUTHER KING, JR. BOULEVARD TOD STATION AREA AND REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2967 MANOR ROAD IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-DB90-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Martin Luther King, Jr. Boulevard Transit Oriented Development District (“MLK TOD”) Station Area Plan and Regulating Plan is comprised of approximately 108 acres of land described in Zoning Case No. C14-2008-0031, in the City of Austin, Travis County, Texas.

**PART 2.** The MLK TOD Station Area Plan, which includes the Regulating Plan for the MLK TOD Station Area Plan, was approved on March 12, 2009, under Ordinance No. 20090312-027 and amended under Ordinance No(s). 20110526-092, 20111215-083, and 20120524-128.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from transit oriented development-neighborhood plan (TOD-NP) combining district to general commercial services-density bonus 90-neighborhood plan (CS-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0107, on file at the Planning Department, as follows:

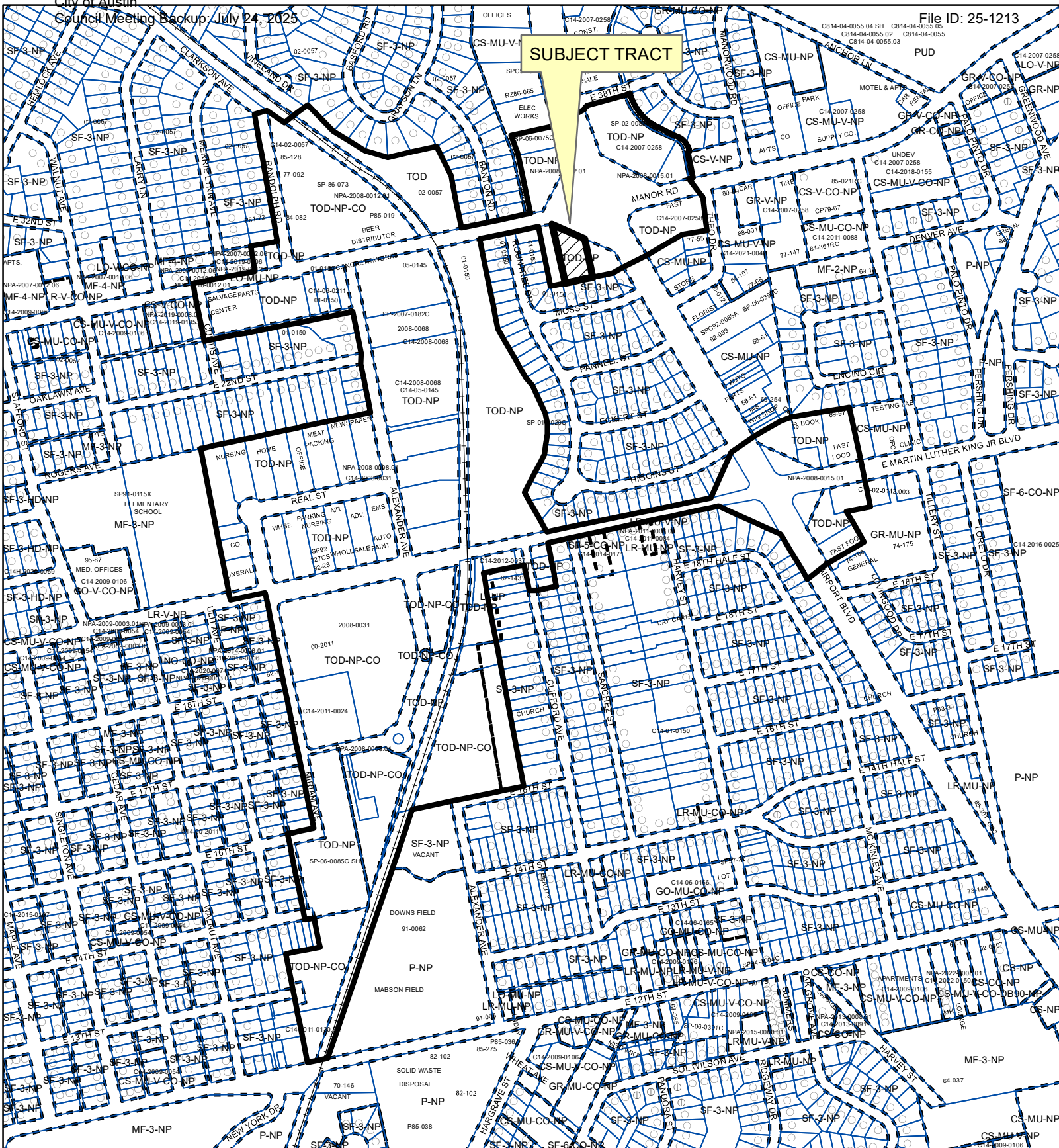
LOT 2, DEWITT SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 81, Page 300, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 2967 Manor Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 4.** The Regulating Plan for the MLK TOD Station Area Plan (“MLK TOD Regulating Plan”) is amended to remove the Property from the MLK TOD Station Area Plan boundary as shown on **Exhibit “B”**. Revised maps accomplishing the purpose established in Exhibit “B” shall be substituted where appropriate in the MLK TOD Regulating Plan.

COA Law Department

SUBJECT TRACT



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0107

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 the Planning Department for the sole purpose of



Created: 12/3/2024



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- MLK\_TOD

1" = 600'

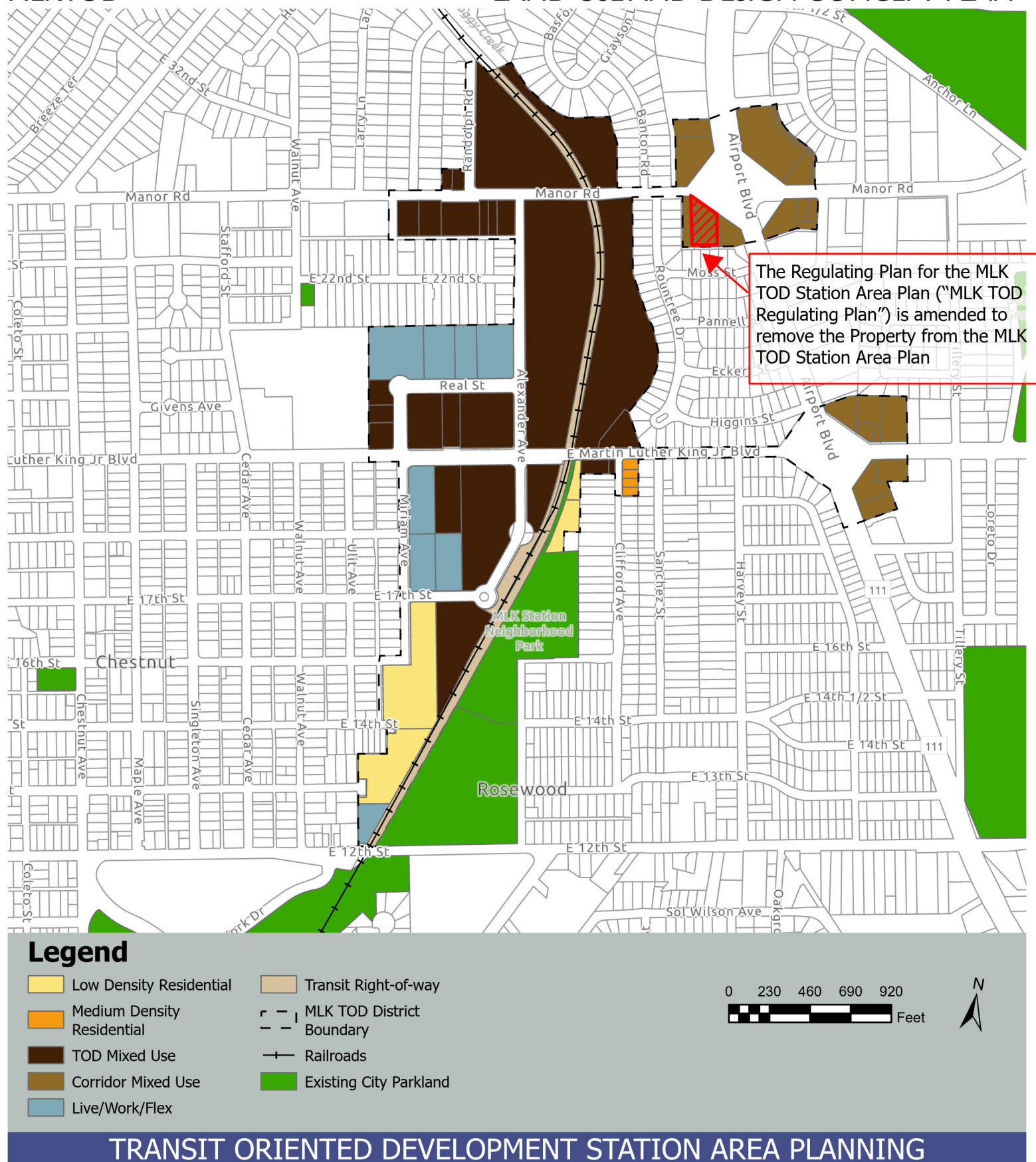


# EXHIBIT "B"

Article 2: Land Use and Building Density  
Section 2.3 Transit-Oriented Development Subdistricts  
Subsection 2.3.9. Land Use Summary Table

## MLK TOD

## LAND USE AND DESIGN CONCEPT PLAN



## TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING

Figure 2-1: MLK Station Area Plan TOD Subdistricts