

ORDINANCE NO. _____

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

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

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

14 **PART 2.** The MLK TOD Station Area Plan, which includes the Regulating Plan for the
15 MLK TOD Station Area Plan, was approved on March 12, 2009, under Ordinance No.
16 20090312-027 and amended under Ordinance No(s). 20110526-092, 20111215-083, and
17 20120524-128.

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

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

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

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

39 **PART 5.** The boundary of the MLK TOD Regulating Plan is amended as shown on **Exhibit**
40 **“B”**. Revised maps accomplishing the purpose established in Exhibit “B” shall be
41 substituted where appropriate in the MLK TOD Regulating Plan.
42

43 **PART 6.** The Property may be developed in compliance and used in accordance with the
44 regulations established for density bonus 90 (DB90) combining district and other applicable
45 requirements of the City Code.
46

47 **PART 7.** Except as specifically modified by this ordinance, the Property is subject to
48 Ordinance No. 020110-17 that established zoning for the Rosewood Neighborhood Plan.
49

50 **PART 8.** This ordinance takes effect on _____, 2025.
51

52 **PASSED AND APPROVED**

53 _____, 2025

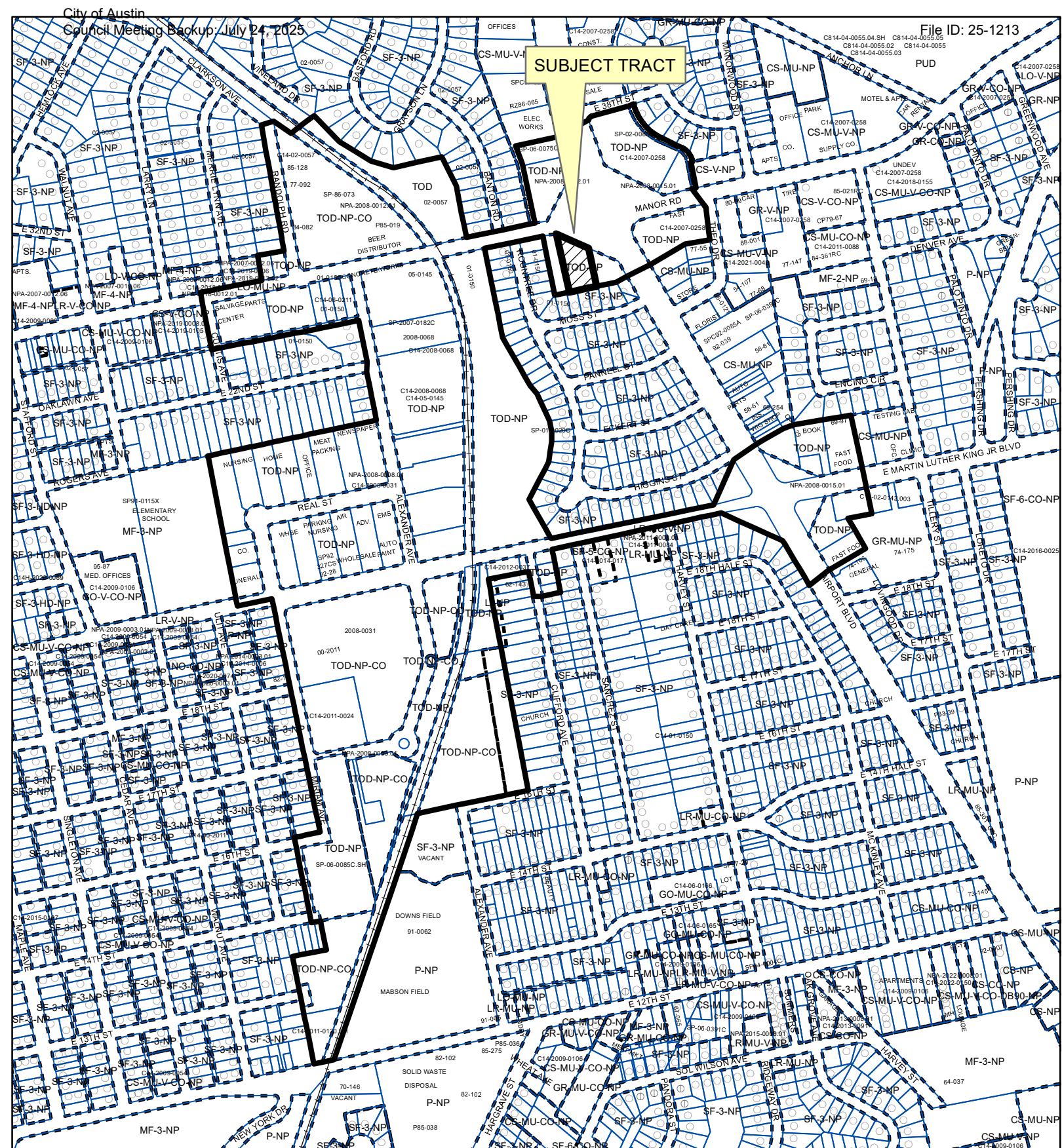
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Kirk Watson
Mayor

61 **APPROVED:** _____

62 Deborah Thomas
63 City Attorney

61 **ATTEST:** _____

62 Erika Brady
63 City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

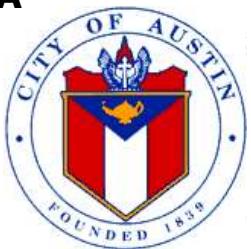
MLK TOD

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

$$1" = 600'$$

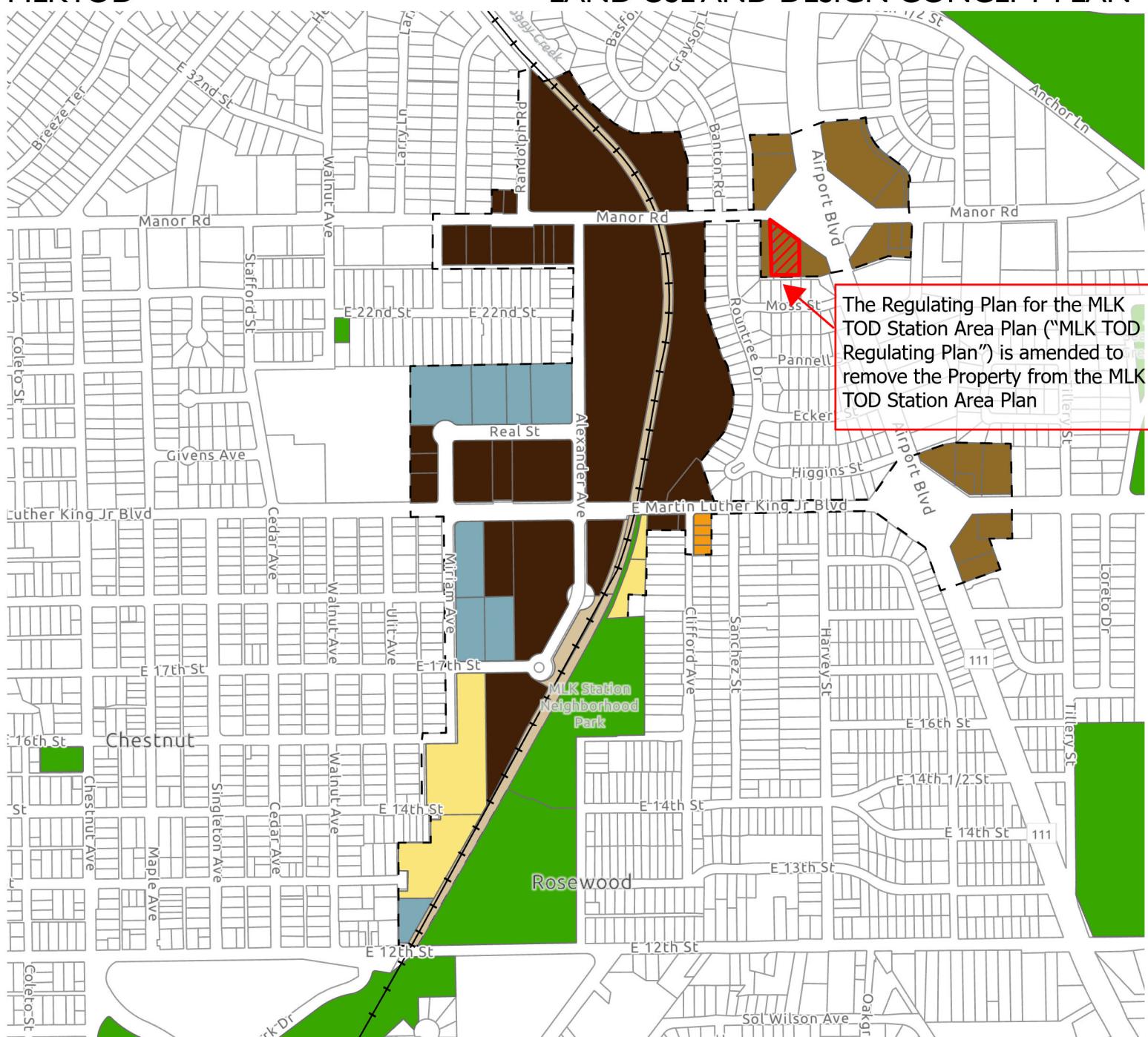
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EXHIBIT "B"

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

MLKTOD

LAND USE AND DESIGN CONCEPT PLAN



TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING

Figure 2-1: MLK Station Area Plan TOD Subdistricts