

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 3417 EAST MARTIN LUTHER KING, JR. BOULEVARD, IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district on the property described in Zoning Case No. C14-2022-0132, on file at the Planning Department, as follows:

Being 2.525 acres of land, out of the George J. Neil Survey No. 1, Abstract 586, being a portion of LOT 1, BLOCK "A" of the ST. JAMES MISSIONARY BAPTIST CHURCH SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200200217, of the Plat Records of Travis County, Texas, said 2.525 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3417 East Martin Luther King, Jr. Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12c that established zoning for the MLK Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, 2023      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Myrna Rios  
City Attorney                      City Clerk



**ZONING DESCRIPTION  
FOR  
A 2.525 ACRE TRACT**

A **2.525 acre** tract of land, out of the George J. Neil Survey No. 1, Abstract 586 and being out of Lot 1, Block A of the St. James Missionary Baptist Church Subdivision of record in Document No. 200200217 of the Deed and Plat Records of Travis County, Texas (D.P.R.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found post in an east line of Lot 1, Block A, for the southwest termination corner of East 17<sup>th</sup> Street, a 50' right-of-way, for the northwest corner of Lot 22, Block A of the Greenwood Heights, a subdivision plat of record in Volume 9 Page 42 D.P.R. as conveyed to Enrique-Rodriguez-Alegria of record in Document No. 200505051375 of the Official Public Records of Travis County, Texas (O.P.R.) and the southeast corner of the zoning area described herein;

**THENCE:** N 11°17'49" W', along and with the common property line of Lot 1, Block A and the southwest termination end of East 17<sup>th</sup> Street, a distance of 50.05 feet to a found iron pipe, for the southwest corner of a 1.360 acre tract as conveyed to Caboyfornia, LLC of record in Document No. 2019048123 O.P.R., the northwest termination corner of East 17<sup>th</sup> Street, and the southeast corner and **POINT OF BEGINNING** of the zoning area described herein, from which a found iron pipe in the north line of East 17<sup>th</sup> Street, for the common corner of the Lot 1, Block A and Lot 5 of the Dolle Smith Subdivision No. 2, a plat of record in Volume 21 Page 30 D.P.R. bears, N 81°13' 54" E, a distance of 264.89 feet;

**THENCE:** into and across Lot 1, Block A, the following eight (8) courses:

1. **N 78°44'11" E**, at distance of 85.00 feet and 217.45 feet passing set 1/2" iron rods with a Blue Plastic Cap Stamped "KFW Surveying", continuing for a total distance of **297.24 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the most southerly southwest corner of the zoning area described herein,
2. **N 62°56'53" W**, a distance of **99.07 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the zoning area described herein,
3. **N 39°20'28" W**, a distance of **166.99 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the zoning area described herein,
4. **N 11°54'17" W**, a distance of **59.14 feet** to a point, for the northwest corner of the zoning area described herein,
5. **N 78°08'12" E**, a distance of **350.88 feet** to a point, for an exterior point of the zoning area described herein,
6. **N 77°33'29" E**, a distance of **49.75 feet** to a point, for an interior corner of the zoning area described herein,

7. **N 11°42'07" W**, at a distance of **6.87 feet** to a point, for an exterior corner of the zoning tract described herein,
8. **N 78°17'53" E**, a distance of **53.54 feet** to a found ½" iron rod, for the northwest corner of the 1.360 acre tract, an interior corner of Lot 1, Block A and the northeast corner of the zoning tract described herein, from which a found ½" iron rod for the common corner of the 1.360 acre tract and Lot 1, Block A bears, N78°06'34"E, a distance of 206.32 feet;

**THENCE: S 11°18'11" E**, along and with the common line of the 1.360 acre tract and Lot 1, Block A, at a distance of **279.87 feet** to the **POINT OF BEGINNING**, and containing **2.525 acres** more or less, in Travis County, Texas. Bearings are based on NAD83 Texas State Plane Central Zone.

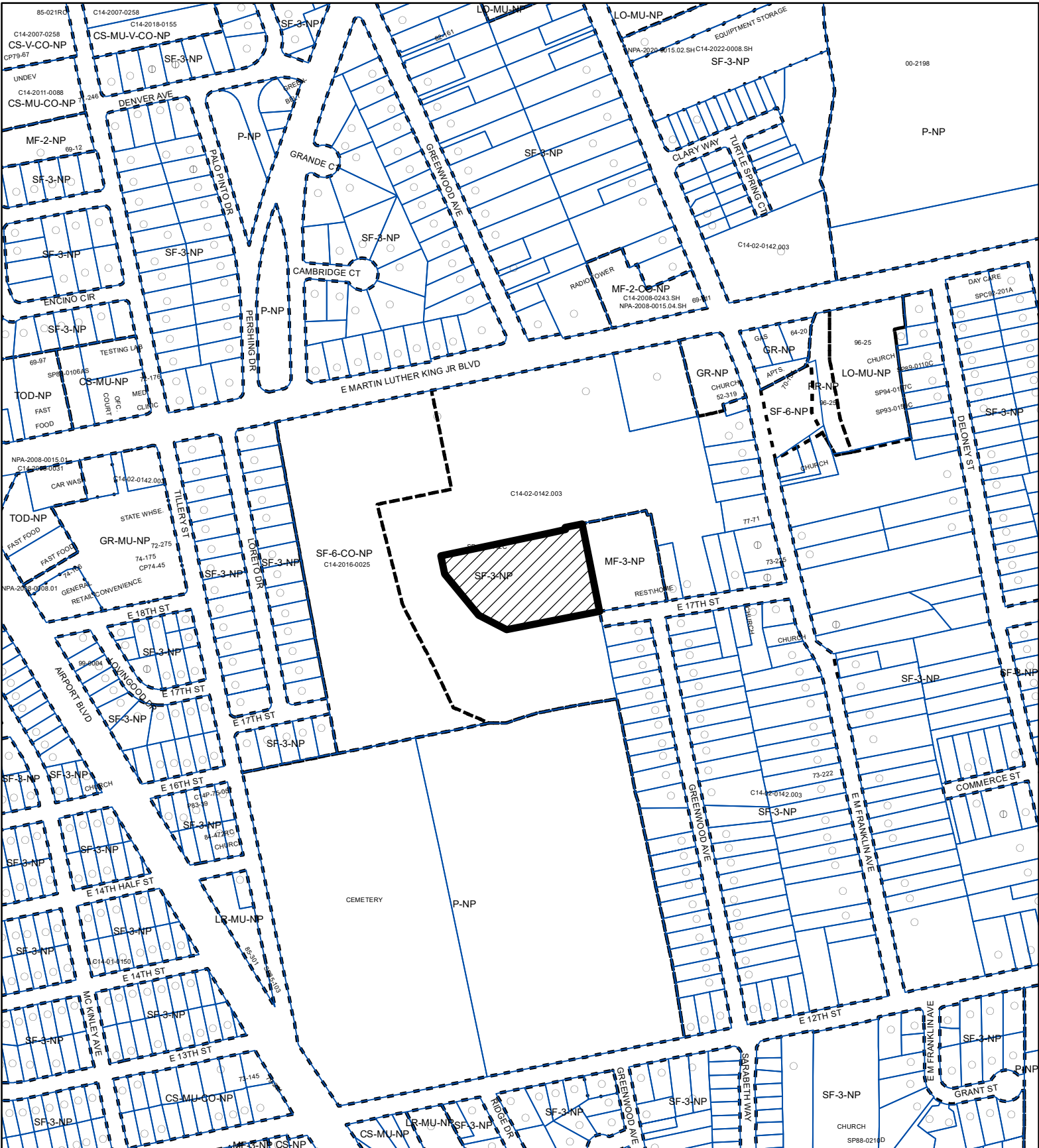
NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey performed by KFW Engineers and Surveying, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation of reconfiguration of the boundary of the political subdivision for which it was prepared.




Job No.: 20-123  
Prepared by: KFW Surveying  
Date: March 2, 2022  
File: S:\Draw 2020\20-123 3502 E 17th St\DOCS\FN 2.525AC ZONING.docx









-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

**EXHIBIT B**

ZONING CASE#: C14-2022-0132

1" = 400'

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 9/22/2022