

ORDINANCE NO. 20260827-094

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4503 EAST MARTIN LUTHER KING JR. BOULEVARD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-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 community commercial-neighborhood plan (GR-NP) combining district to commercial-liquor sales-neighborhood plan (CS-1-NP) combining district on the property described in Zoning Case No. C14-2026-0005, on file at the Planning Department, as follows:

A 0.0143 acre (625 square feet) tract of land in the City of Austin, Travis County, Texas, being a part of and out of LOT 11, GRANT PARK, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 6, Page 107, of the Plat Records of Travis County, Texas, said 0.0143 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4503 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 September 7, 2026.

PASSED AND APPROVED

August 27, 2026

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§
§ 

Kirk Watson
Mayor

APPROVED: 
Deborah Thomas
City Attorney

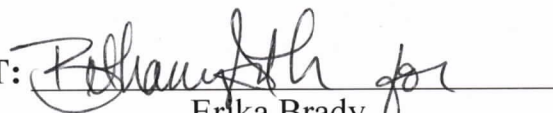
ATTEST: 
Erika Brady
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION
RODNEY M. ANDERSON 0.0143 ACRES
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

This description is for a tract of 625 square feet or 0.0143 ACRES, said tract being situated entirely in the City of Austin, Texas and being a part of and out of Lot 11, Grant Park, according to the plat of same recorded in Volume 6, Page 107, Plat Records of Travis County, said Lot 11 having been conveyed by Ballard's, Inc. to Rodney M. Anderson by deed dated April 1, 1983 and recorded in Volume 8045, Page 1070, Deed Records, said 0.0143 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ¾ inch iron pipe found the original northeast corner of Lot 12 of said Grant Park, said point being the northwest corner of a tract conveyed to JSP Construction Investment, LLC by deed dated July 21, 2016 and recorded in Instrument No. 2016119017, Official Public Records, and also being on the south right-of-way of East Martin Luther King Jr. Boulevard;

THENCE across said Lot 12 S 22°30'43" W 81.10 feet to a point on the north face of a commercial building, from said point the northeast corner of said building bears N 79°13'16" E 26.45 feet;

THENCE southerly across said building S 10°30'07" E 41.65 feet to a point on the south face of said building;

THENCE westerly along the south face of said building S 79°10'32" W a distance of 15.00 feet to a point on said face;

THENCE northerly across said building N 10°30'07" W 41.66 feet to a point on the north face of said building;

THENCE easterly along the north face of said building N 79°13'16" E 15.00 feet to the **PLACE OF BEGINNING** and containing 0.0143 acres of land.

Note: All bearings shown hereon are referenced to The Texas Coordinate System of 1983 (NAD83 2011), Central Zone.

Henry S. Maddux III

4/15/2026

Henry S. Maddux III RPLS 6706

Date

Starr Technical Services Texas Licensed Surveying Firm No. 10193754
3779 W. FM 436, Belton, Texas 76513



EAST MARTIN LUTHER KING JR BOULEVARD

LINE	BEARING	DISTANCE
L1	S11°50'54"E	10.00'
L2	N11°51'00"W	10.00'

According to FEMA FIRM PANEL No. 48453C0470K, Effective Date of 1/6/2016, this property lies in Zone "X", an area outside of the 0.2% chance flood plain (500 year flood plain).



I, Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

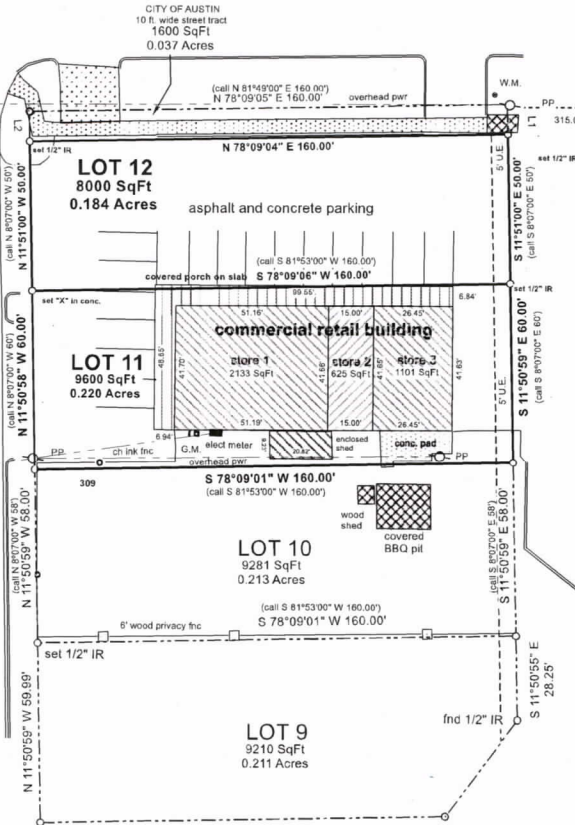
Henry S. Maddux III

Henry S. Maddux III

03/19/2026

Date

OVERHILL DRIVE
(50' Right-of-Way)



JSP CONSTRUCTION
INVESTMENT LLC
Instrument No. 2016119017
Official Public Records
7/21/2016

NOTES:

1. Property Address: 4501 East Martin Luther King Jr. Boulevard, Austin, Texas.
2. Deed of Record: Ballards, Inc. to Rodney M. Anderson, Volume 8045, Page 107, Deed Records, 4/1/1983.
3. Plat of Record: Volume 6, Page 107, Plat Records.
4. All monuments set are 1/2" iron rods with orange plastic caps marked "STARRSURV RPLS 6706".
5. Bearings shown hereon are referenced to the Texas Coordinate System of 1983 (NAD83 2011), Central Zone.
6. All distances are grid distances.

SURVEY PLAT OF

LOTS 11 and 12 GRANT PARK

STARR SURVEYING

Texas Licensed Surv. Firm No. 10193754

1021 12th. Street Suite 4B

Huntsville Texas 77340

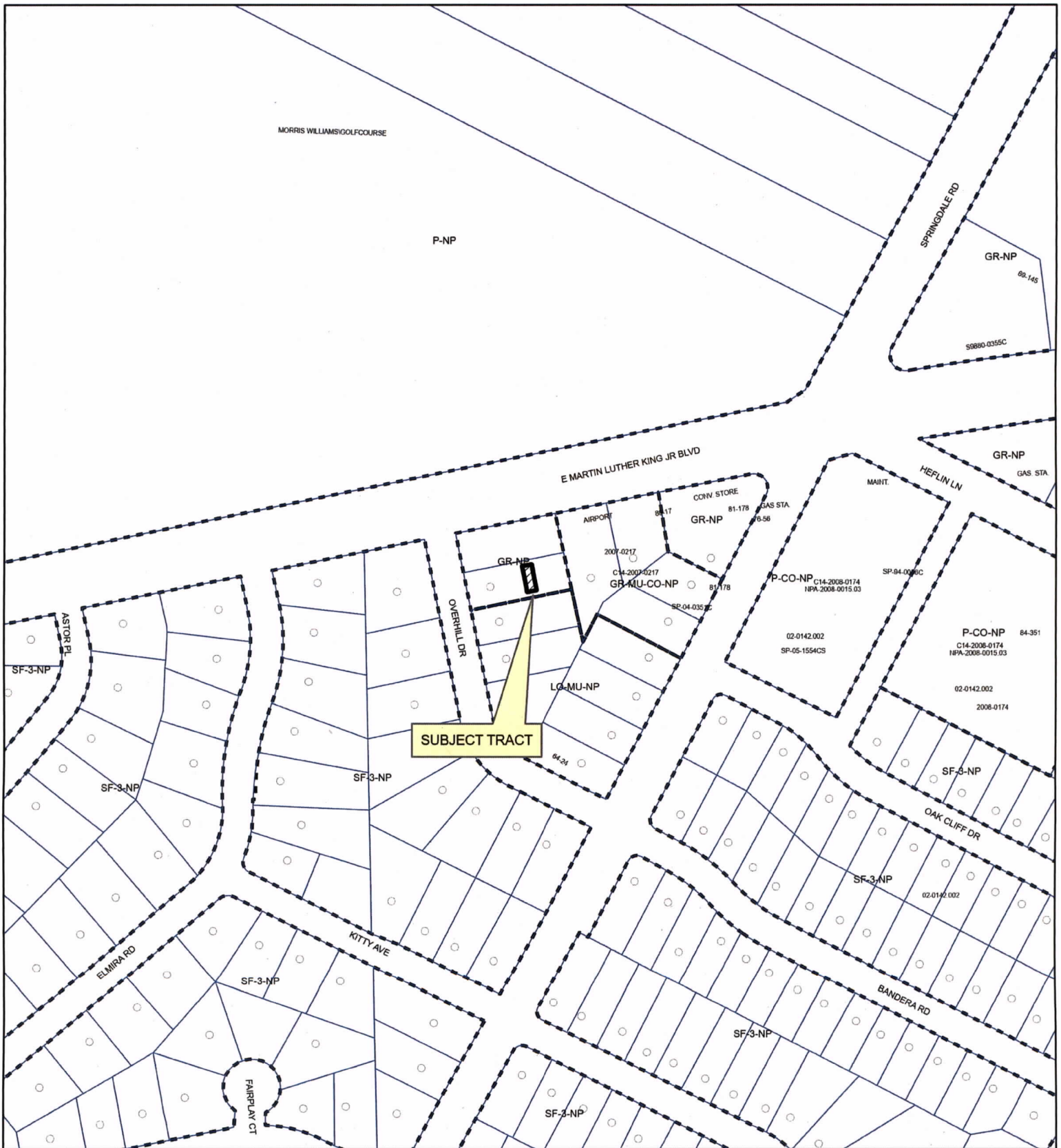
936-662-0077

JOB NO. 26028

CUSTOMER: RODNEY ANDERSON

DRWN: HSM

DATE: 03/19/2026



ZONING

ZONING CASE#: C14-2026-0005

EXHIBIT "B"



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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



Created: 4/20/2026

1" = 200'