

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1400 NEWNING AVENUE IN THE FAIRVIEW PARK
3 SUBDISTRICT OF THE SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA
4 FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD
5 CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (MF-3-
6 NCCD-NP) COMBINING DISTRICT TO FAMILY RESIDENCE
7 NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-
8 NEIGHBORHOOD PLAN (SF-3-NCCD-NP) COMBINING DISTRICT.

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

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from multifamily residence medium density-neighborhood
14 conservation combining district-neighborhood plan (MF-3-NCCD-NP) combining district
15 to family residence neighborhood conservation combining district-neighborhood plan (SF-
16 3-NCCD-NP) combining district on the property described in Zoning Case No. C14-2007-
17 0268, on file at the Neighborhood Planning and Zoning Department, as follows:

18
19 Lot 2, Florence E. Richey Subdivision, a subdivision in the City of Austin, Travis
20 County, Texas, according to the map or plat of record in Plat Book 50, Page 26, of
21 the Plat Records of Travis County, Texas (the "Property"),

22
23 locally known as 1400 Newning Avenue, in the City of Austin, Travis County, Texas, and
24 generally identified in the map attached as Exhibit "A".

25
26 **PART 2.** The Property is subject to Ordinance No. 860807-H and amended by Ordinance
27 No. 030717-119 that established the Fairview Park neighborhood conservation combining
28 district and is subject to Ordinance No. 20050929-Z003 that established the South River
29 City neighborhood plan combining district.
30
31
32
33
34
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2008.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2008 § _____
9

10 Will Wynn
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk

