

**ORDINANCE NO. 20140213-063**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 920 EAST 53<sup>RD</sup> STREET IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-NEIGHBORHOOD PLAN (SF-4A-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 single family residence small lot-neighborhood plan (SF-4A-NP) combining district on the property described in Zoning Case No. C14-2013-0133, on file at the Planning and Development Review Department, as follows:

Lot 11 and 12, Block G, Ridgetop Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 200 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 920 East 53<sup>rd</sup> Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence small lot (SF-4A) base district and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 020523-31 that established the North Loop neighborhood plan combining district.

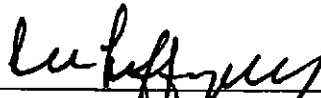
**PART 4.** This ordinance takes effect on February 24, 2014.

**PASSED AND APPROVED**

February 13

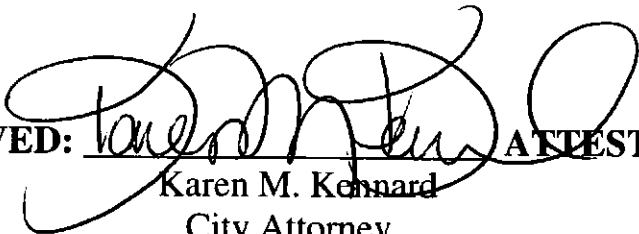
2014

§  
§  
§



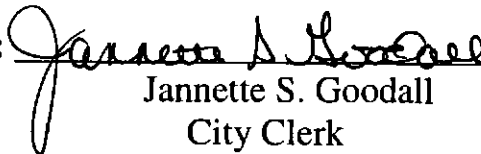
Ilee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

