

**ORDINANCE NO. 20140522-071**

**AN ORDINANCE AMENDING ORDINANCE NO. 020131-20, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4300 AVENUE G IN THE RESIDENTIAL DISTRICT OF THE HYDE PARK NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN AND THE HYDE PARK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-HISTORIC AREA-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (SF-3-HD-NCCD-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC AREA-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (SF-3-HD-NCCD-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-historic area-neighborhood conservation combining district-neighborhood plan (SF-3-HD-NCCD-NP) combining district to family residence-historic area-neighborhood conservation combining district-neighborhood plan (SF-3-HD-NCCD-NP) combining district on the property located in the Residential District of the Hyde Park neighborhood conservation-neighborhood plan combining district described in Zoning Case No. C14-2014-0035, on file at the Planning and Development Review Department, as follows:

East 91' 8" of Lots 17, 18, and 19, Block 16, Hyde Park Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 67 of the Plat Records of Travis County, Texas (the "Property")

locally known as 4300 Avenue G, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Hyde Park NCCD-NP was approved January 31, 2002 under Ordinance No. 020131-20 (the "Original Ordinance") and amended under Ordinance Nos. 20080605-062 and 20120112-086.

**PART 3.** Except as otherwise provided in this ordinance, the Property is subject to the Original Ordinance as amended, and in all other respects, the terms and conditions of the Original Ordinance as amended remain in full force and effect.

**PART 4.** The maximum F.A.R. for the property located at 4300 Avenue G shall be 0.6:1.

**PART 5.** Except as amended by this ordinance, the Property is subject to Ordinance No. 000413-63 that established the Hyde Park neighborhood plan.

**PART 6.** This ordinance takes effect on June 2, 2014.

**PASSED AND APPROVED**

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May 22, 2014

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§ \_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_  
Karen M. Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

$$1'' = 200'$$