

ORDINANCE NO. 20051006-Z018

AN ORDINANCE AMENDING ORDINANCE NO. 20050818-064, REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT OF 609 FAIRFIELD LANE IN THE NORTH HYDE PARK NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN COMBINING DISTRICT AREA AND TO CHANGE THE BASE DISTRICT OF 609 FAIRFIELD LANE; AND DECLARING AN EMERGENCY.

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

PART 1. Ordinance No. 20050818-064 is amended to include the property identified in this Part in the North Hyde Park neighborhood conservation-neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to single family residence standard lot-neighborhood conservation-neighborhood plan (SF-2-NCCD-NP) combining district on the property described in Zoning Case No. C14-04-0196, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract 11 (part) 609 Fairfield Lane (the "Property"),

locally known as 609 Fairfield Lane, in the North Hyde Park conservation-neighborhood plan combining district, bounded by 51st Street to the north, 45th Street to the south, Guadalupe Street to the west, and Red River Street to the east, in the City of Austin, Travis County, Texas, and generally identified in Exhibits "A" and "B attached to this ordinance.

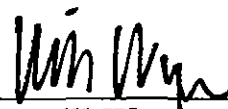
PART 2. The Property is subject to Ordinance No. 20050818-064 that established the North Hyde Park neighborhood conservation-neighborhood plan combining district.

PART 3. The Council finds that the potential erosion of SF-2 development restraints caused by the legal non-conforming status of the Property creates an emergency. Because of this emergency, this ordinance takes effect immediately on its passage for the preservation of the public peace, health, and safety.

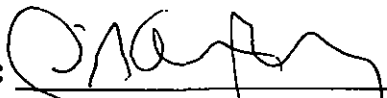
PASSED AND APPROVED

October 6, 2005


§
§
§

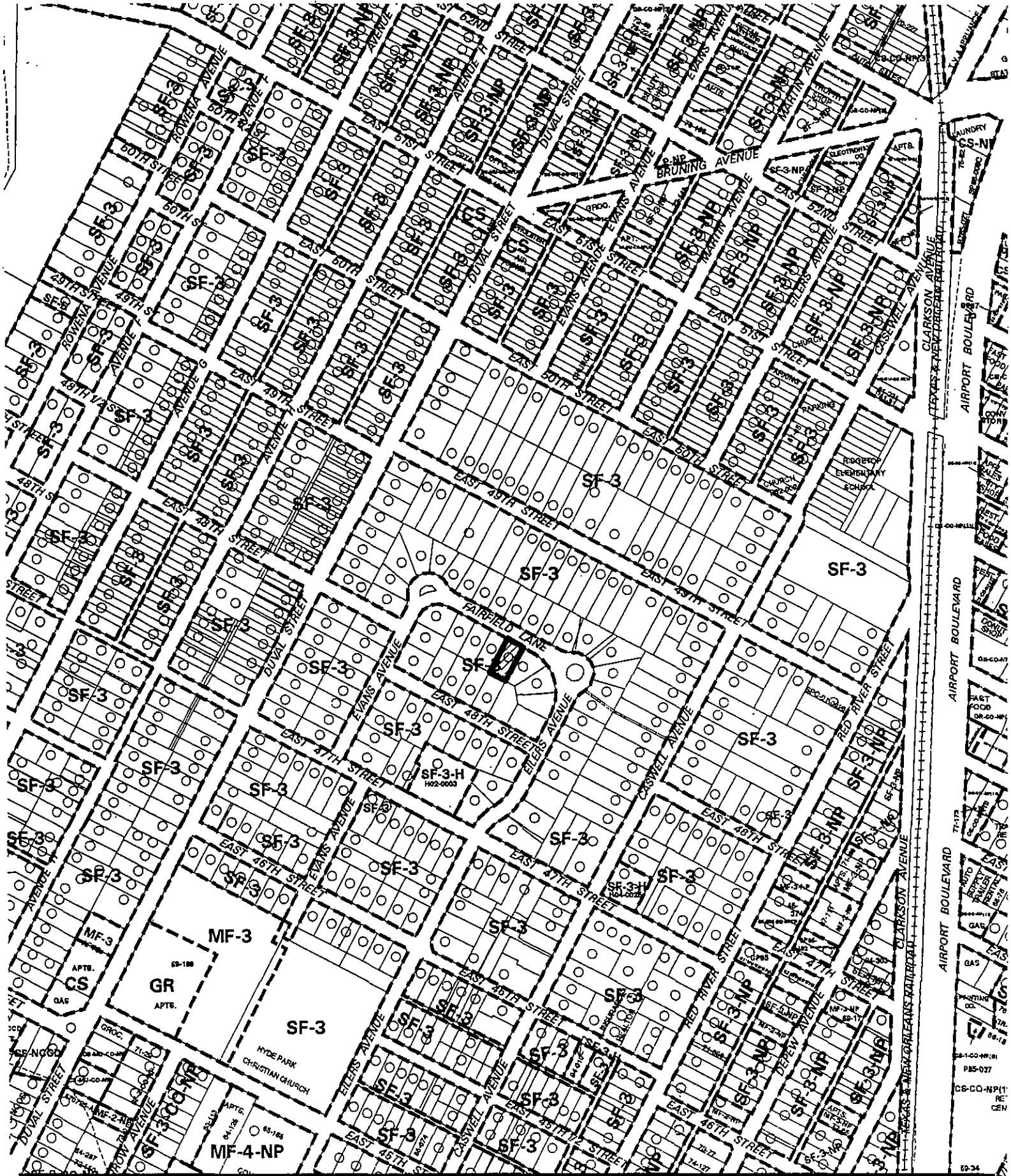

Will Wynn
Mayor


APPROVED:


David Allan Smith
City Attorney

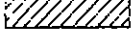
ATTEST:



Shirley A. Brown
City Clerk

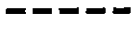




 1" = 400'

SUBJECT TRACT 

 PENDING CASE 

 ZONING BOUNDARY 

 CASE MGR: G. RHOADES

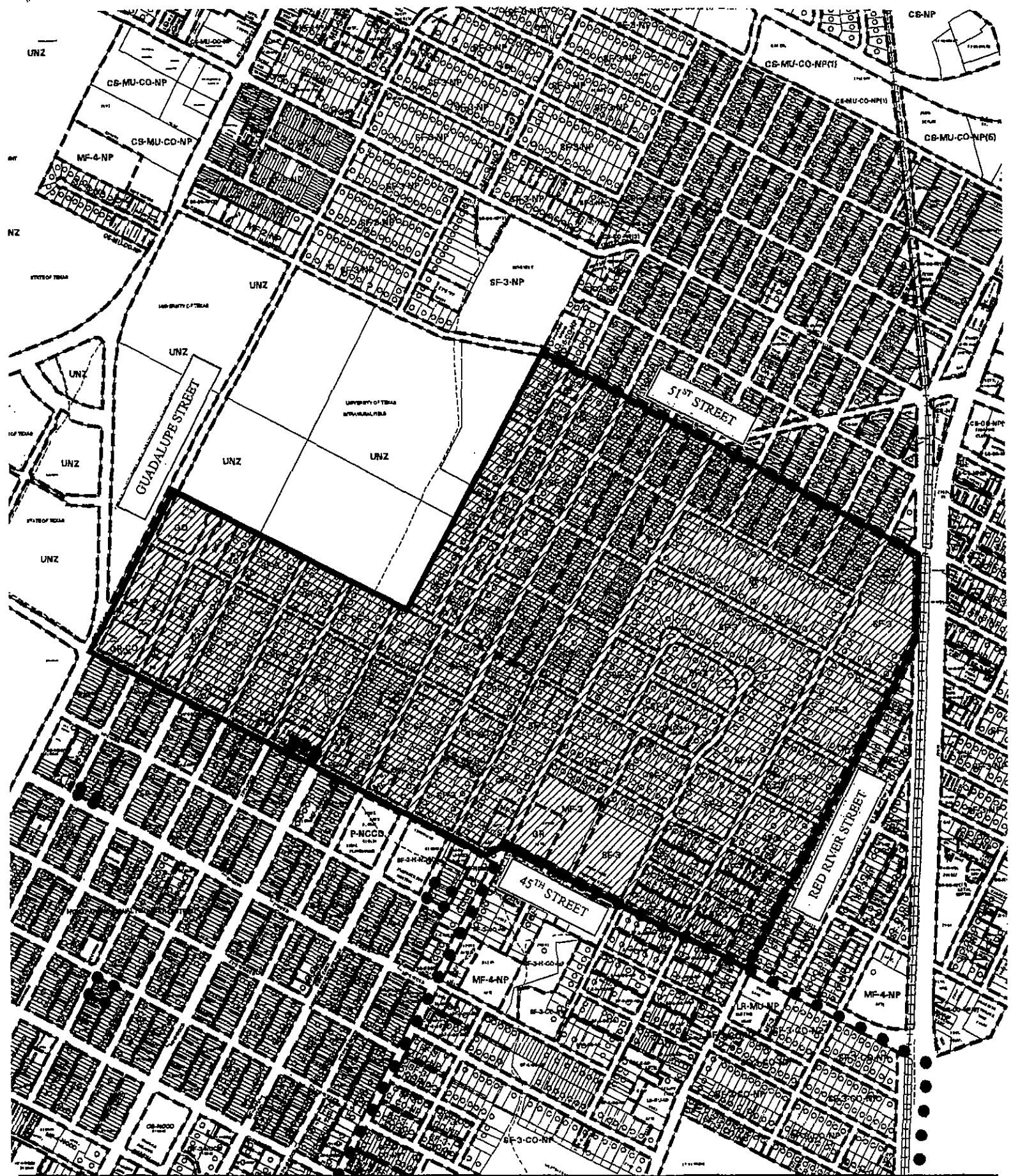
ZONING EXHIBIT A




CASE #: C14-04-0196
 ADDRESS: 609 FAIRFIELD LANE
 (TRACT 11 PART)
 SUBJECT AREA (acres): N/A

DATE: 05-09
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K26

MF-4-NP



N
 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G. RHOADES

CASE #: C14-04-0196
 ADDRESS: HYDE PARK NCCB
 SUBJECT AREA (acres): N/A

ZONING EXHIBIT B

DATE: 05-10

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K26

1" = 800'