

#44

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1213 NEWNING STREET IN THE SOUTH RIVER
3 CITY NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE
4 MODERATE HIGH DENSITY-NEIGHBORHOOD CONSERVATION
5 COMBINING DISTRICT-NEIGHBORHOOD PLAN (MF-4-NCCD-NP)
6 COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD
7 CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (SF-3-
8 NCCD-NP) COMBINING DISTRICT.

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

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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 moderate high density-neighborhood
14 conservation combining district-neighborhood plan (MF-4-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. C14-06-
17 0009, on file at the Neighborhood Planning and Zoning Department, as follows:

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19 The south one-half of Block 46, Fairview Park Subdivision, a subdivision in the
20 City of Austin, Travis County, Texas, according to the map or plat of record in Plat
21 Book 1, Page 46, of the Plat Records of Travis County, Texas (the "Property"),

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23 locally known as 1213 Newning Street, in the City of Austin, Travis County, Texas, and
24 generally identified in the map attached as Exhibit "A".

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26 PART 2. The Property is subject to Ordinance No. 20050929-Z003 that established the
27 South River City neighborhood plan combining district.
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2 **PART 3.** This ordinance takes effect on _____, 2006.
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5 **PASSED AND APPROVED**
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9 _____, 2006

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Will Wynn
Mayor

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14 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

