

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1307 NEWNING AVENUE IN THE FAIRVIEW PARK
3 NCCD/SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA FROM FAMILY
4 RESIDENCE-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-
5 NEIGHBORHOOD PLAN (SF-3-NCCD-NP) COMBINING DISTRICT TO URBAN
6 FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD
7 CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (SF-5-CO-
8 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 family residence-neighborhood conservation combining
14 district-neighborhood plan (SF-3-NCCD-NP) combining district to urban family residence-
15 conditional overlay-neighborhood conservation combining district-neighborhood plan (SF-
16 5-CO-NCCD-NP) combining district on the property described in Zoning Case No. C14-
17 2010-0039, on file at the Planning and Development Review Department, as follows:

18
19 Lot 41B, Fairview Park Subdivision, a subdivision in the City of Austin, Travis
20 County, Texas, according to the map or plat of record in Plat Book 1, Page 6, of
21 the Plat Records of Travis County, Texas (the "Property"),
22

23 locally known as 1307 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.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
27 Property may be developed and used in accordance with the regulations established for the
28 urban family residence (SF-5) base district, and other applicable requirements of the City
29 Code.
30

31 **PART 3.** The Property within the boundaries of the conditional overlay combining district
32 established by this ordinance is subject to the following conditions:
33

- 34 A. The maximum density is one dwelling unit per subdivided lot of 9,000 square
35 feet.
36
37 B. The maximum impervious cover is 45 percent.

PART 5. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

_____, 2010

§
§
§

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 Acting City Attorney City Clerk