

ORDINANCE NO. 20100923-120

AN ORDINANCE AMENDING ORDINANCE NO. 860807-H, REZONING AND CHANGING THE ZONING MAP TO MODIFY THE BOUNDARIES OF THE FAIRVIEW PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT AREA TO ADD A NEIGHBORHOOD CONSERVATION COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON THE PROPERTY LOCATED AT 1307 NEWNING AVENUE AND REZONING THE PROPERTY FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (SF-3-NCCD-NP) COMBINING DISTRICT.

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

PART 1. Ordinance No. 860807-H is amended to include the property located at 1307 Newning Avenue in the Fairview Park neighborhood conservation combining district.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from family residence-neighborhood plan (SF-3-NP) combining district to family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district on the property described in Zoning Case No.C14-2010-0142 on file at the Neighborhood Planning and Zoning Department, and as follows:

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

locally known as 1307 Newning Avenue, in the Fairview Park neighborhood conservation combining district bounded by South Congress Avenue on the west, East Riverside Drive and East Bouldin Creek on the north, East Monroe Street on the south and Alameda Drive, Sunset Lane and Eastside Drive on the east in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 3. Except as modified below the property is subject to the use and site development regulations established in Ordinance No. 860807-H, as amended by Ordinance No. 030717-120.

PART 4. Part 7 of Ordinance No. 860807-H was amended by Ordinance No. 030717-120 and is further amended by this ordinance to include the Property, as follows:

PART 7. The following modifications of use or site development regulations apply to the following specific sites:

1202 Newning: The maximum density is 38 dwelling units if the property is redeveloped.

1214 Newning: If the existing structure is preserved and is designated as an historic landmark under the Historic Landmark Regulations of Chapter 13-2A, neighborhood office (NO) use is permitted in up to two-thirds of the gross floor area of the existing structure if one floor of the structure is occupied as a residence by the owner of the property.

1300 Newning: The maximum density is 20 dwelling units if the property is redeveloped.

1307 Newning: a) The maximum density is one dwelling unit per subdivided lot of 9,000 square feet, and

b) The maximum impervious cover is 45 percent.

PART 5. This ordinance takes effect on October 4, 2010

PASSED AND APPROVED

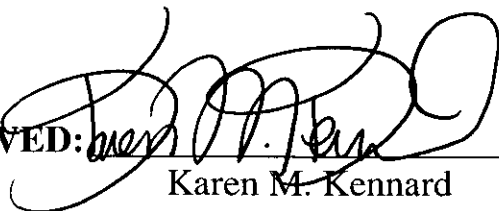
_____, September 23, 2010

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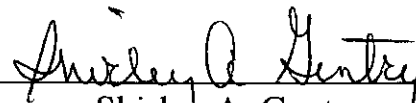
Lee Jeffingwell
Mayor

APPROVED:

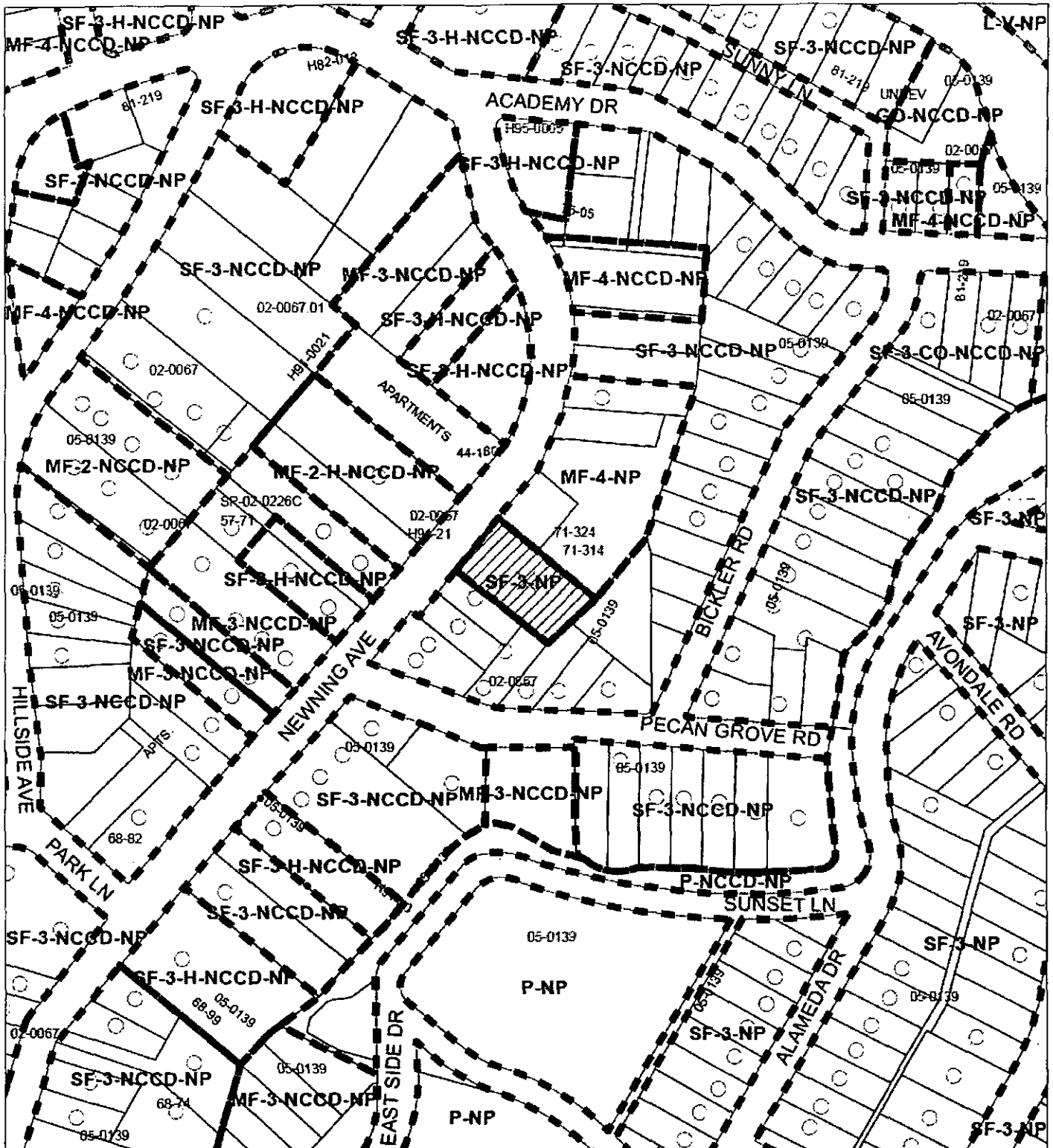


Karen M. Kennard
Acting City Attorney

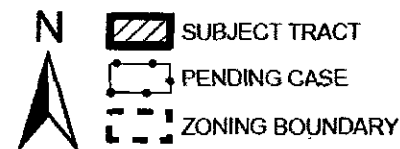
ATTEST:



Shirley A. Gentry
City Clerk



ZONING



1" = 200'

ZONING CASE#: C14-2010-0142
 LOCATION: 1307 NEWNING AVE
 SUBJECT AREA: 0.460
 GRID: J20
 MANAGER: STEPHEN RYE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.