

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-21  
AGENDA DATE: Thu 09/29/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-04-0196 - Hyde Park North NCCD (609 Fairfield) - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 609 Fairfield (Waller Creek Watershed) from family residence (SF-3) district zoning to single-family residence-standard lot-neighborhood conservation combining district-neighborhood plan (SF-2-NCCD-NP) combining district zoning and family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district zoning. Planning Commission Recommendation: To be considered on September 27, 2005. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Glenn Rhoades, 974-2775.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0196

**P.C. DATE:** September 27, 2005

**C.C. DATE:** September 29, 2005

**ADDRESS:** 609 Fairfield Lane

**AGENT:** City of Austin-NPZD (Glenn Rhoades)

**ZONING FROM:** SF-3

**TQ:** SF-2-NCCD-NP

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval single family standard lot-neighborhood conservation district-neighborhood plan (SF-2-NCCD-NP) combining district zoning.

### **ISSUES:**

On August 18, 2005, the City Council approved the staff's application for neighborhood conservation combining district zoning (NCCD) for the Hyde Park North neighborhood planning area. In addition to adding the NCCD combining district, several base district changes were approved as well. The bulk of the base district changes occurred in the area delineated in exhibit A. The exhibit also outlines the Hyde Park North NCCD boundaries. The changes in this area were from SF-3 to SF-2. The reason for approval and staff's recommendation is due to the fact that several of the properties in this section of Hyde Park are deed restricted to anything other than a single family home. SF-3 would allow a duplex if a property was more than 7,000 square feet. When notification went out originally for the NCCD, 609 Fairfield Lane was inadvertently left out. Staff is now bringing the case forward in order to correct the error. Because of the omission in the notice, 609 Fairfield is the only remaining SF-3 property shown in exhibit A

### **PLANNING COMMISSION RECOMMENDATION:**

The Commission will consider this case on September 27, 2005.

**AREA STUDY:** Hyde Park Neighborhood Plan

**TIA:** N/A

**WATERSHED:** Waller Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

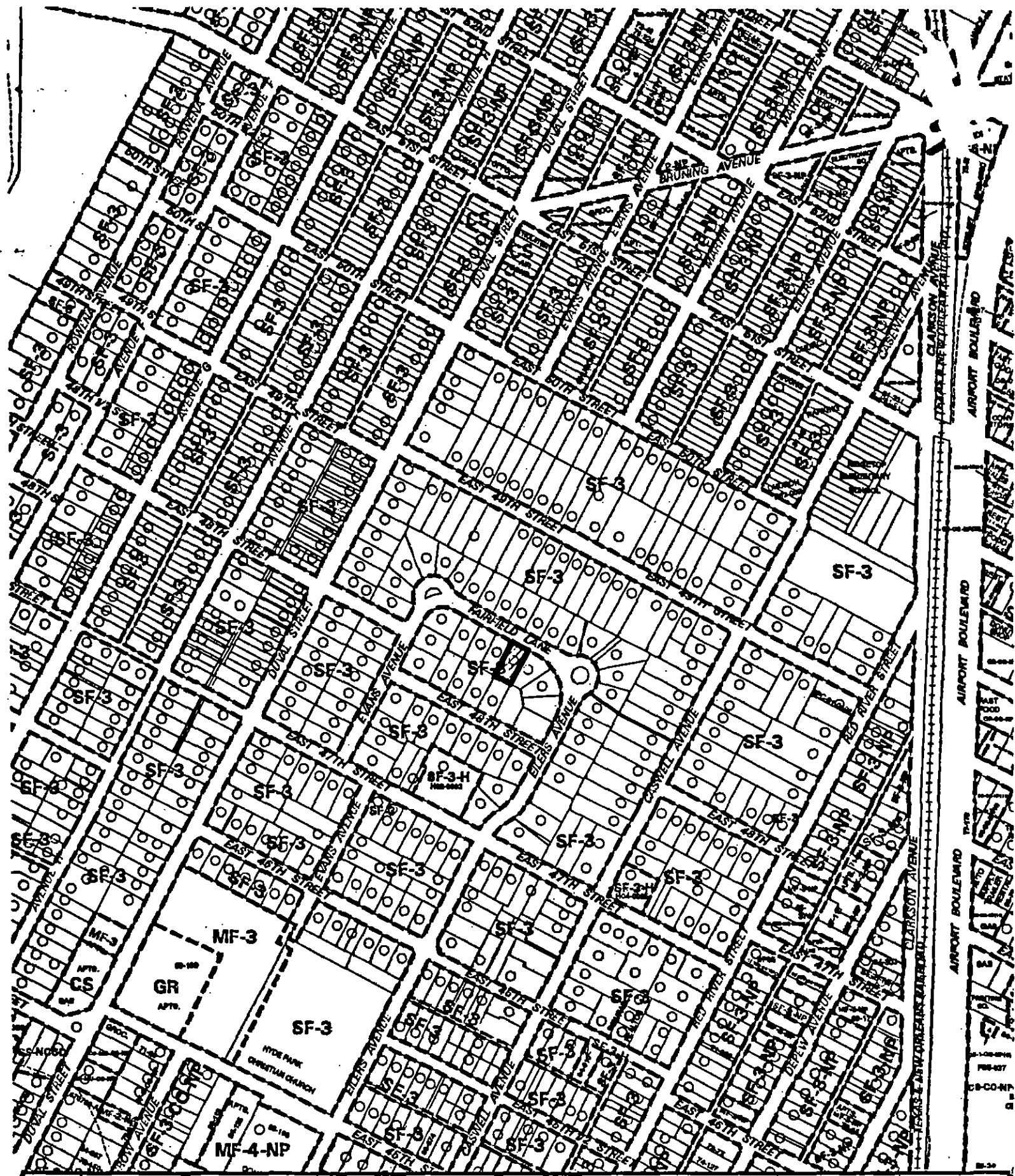
### **NEIGHBORHOOD ORGANIZATIONS:**





Hyde Park Neighborhood Association

**ABUTTING STREETS:**

| <b>NAME</b>             | <b>ROW</b> | <b>PAVEMENT</b> | <b>CLASSIFICATION</b> | <b>SIDEWALKS</b> | <b>CAPITAL<br/>METRO<br/>ROUTE</b> | <b>BICYCLE<br/>PLAN<br/>ROUTE</b> |
|-------------------------|------------|-----------------|-----------------------|------------------|------------------------------------|-----------------------------------|
| Guadalupe St.           | 70'        | 60'             | Collector             | Yes              | IF                                 | #47                               |
| Red River St.           | 56'        | 30'             | Collector             | No               | #15                                | #51                               |
| W. 45 <sup>th</sup> St. | 64'        | 40'             | Arterial              | Yes              | #5                                 | #32                               |
| E. 51 <sup>st</sup> St. | 50'        | 30'             | Arterial              | Yes              | N/A                                | #30                               |
| Duval Rd.               | 60'        | 40'             | Collector             | Yes              | #7                                 | #49                               |
| Speedway                | Varies     | Varies          | Collector             | No               | #5/IF                              | #47                               |
| W. 47 <sup>th</sup> St. | 56'        | 26'             | Collector             | No               | N/A                                | #57                               |

**CITY COUNCIL DATE /ACTION::****ORDINANCE READINGS:** 1st2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Glenn Rhoades**PHONE:** 974-2775



|   |   |  |
|---|---|--|
| <p>  <br/> <b>SUBJECT TRACT</b>  <br/> <b>PENDING CASE</b>  <br/> <b>ZONING BOUNDARY</b>  <br/> <b>CASE MGR: G. RHOADES</b> </p> | <p align="center"> <b>ZONING</b> </p> <p> <b>CASE #: C14-04-0196</b> </p> <p> <b>ADDRESS: 608 FAIRFIELD LANE</b> </p> <p> <b>SUBJECT AREA (acres): N/A</b> </p> | <p> <b>CITY GRID</b><br/> <b>REFERENCE</b><br/> <b>NUMBER</b><br/> <b>K28</b> </p> |
| <p> <b>DATE: 05-09</b> </p> <p> <b>INTLS: 6M</b> </p>   |   |  |





North Hyde Park Neighborhood Conservation Combining District  
 Case # C14-04-0196

Properties with  
 proposed  
 zoning changes



\* 609 Fairfield Lane

City of Austin  
 Neighborhood Planning & Zoning Department

