

**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 51<sup>st</sup> Street to the north, 45<sup>th</sup> 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.

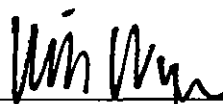
**PART 2.** The Property is subject to Ordinance No. 20050818-064 that established the North Hyde Park neighborhood conservation-neighborhood plan combining district.

**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**

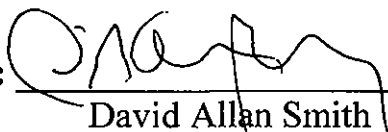
October 6, 2005

§  
§  
§



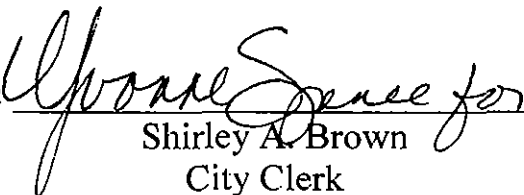
Will Wynn  
Mayor

**APPROVED:**

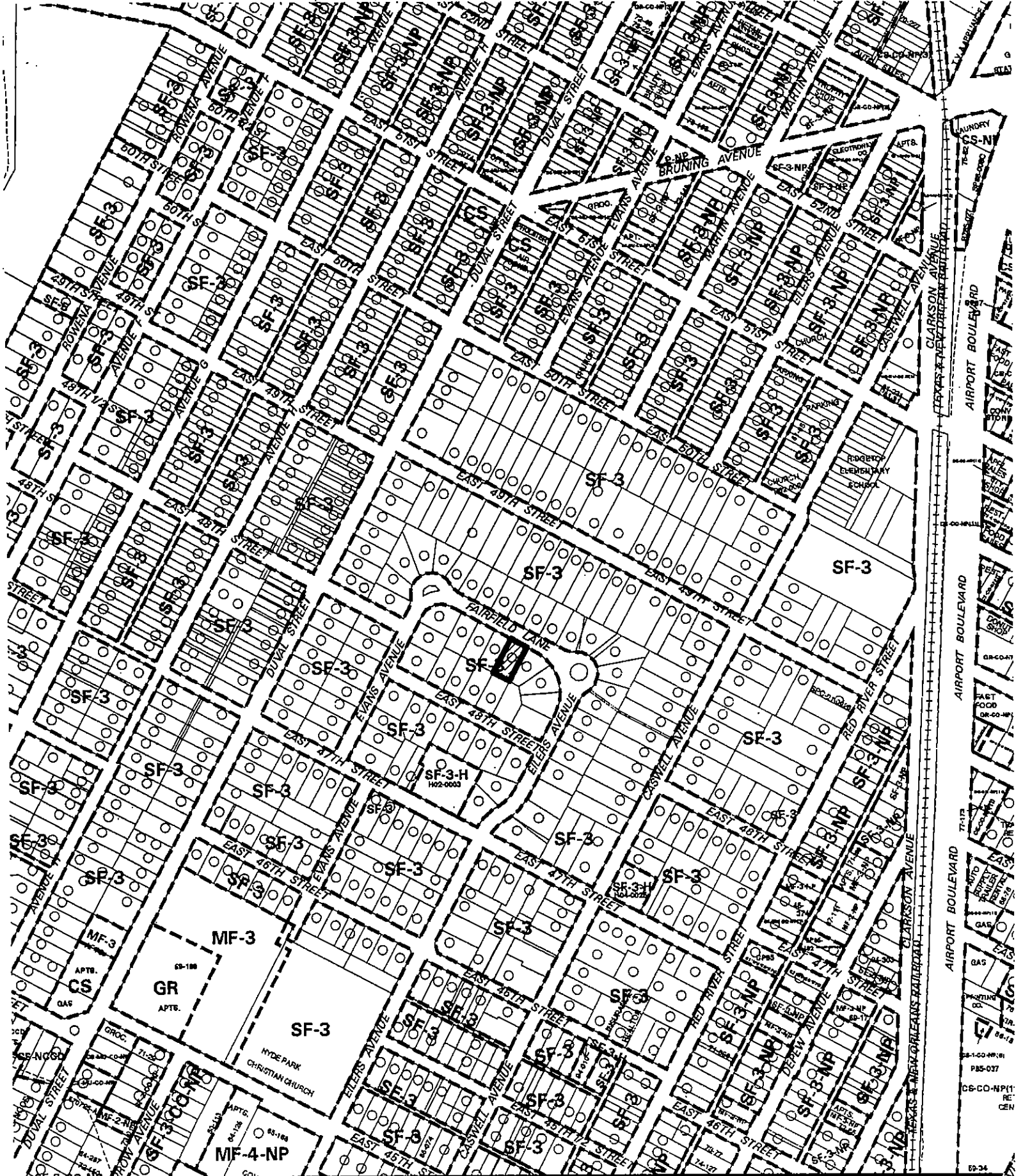





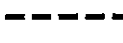
David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk




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

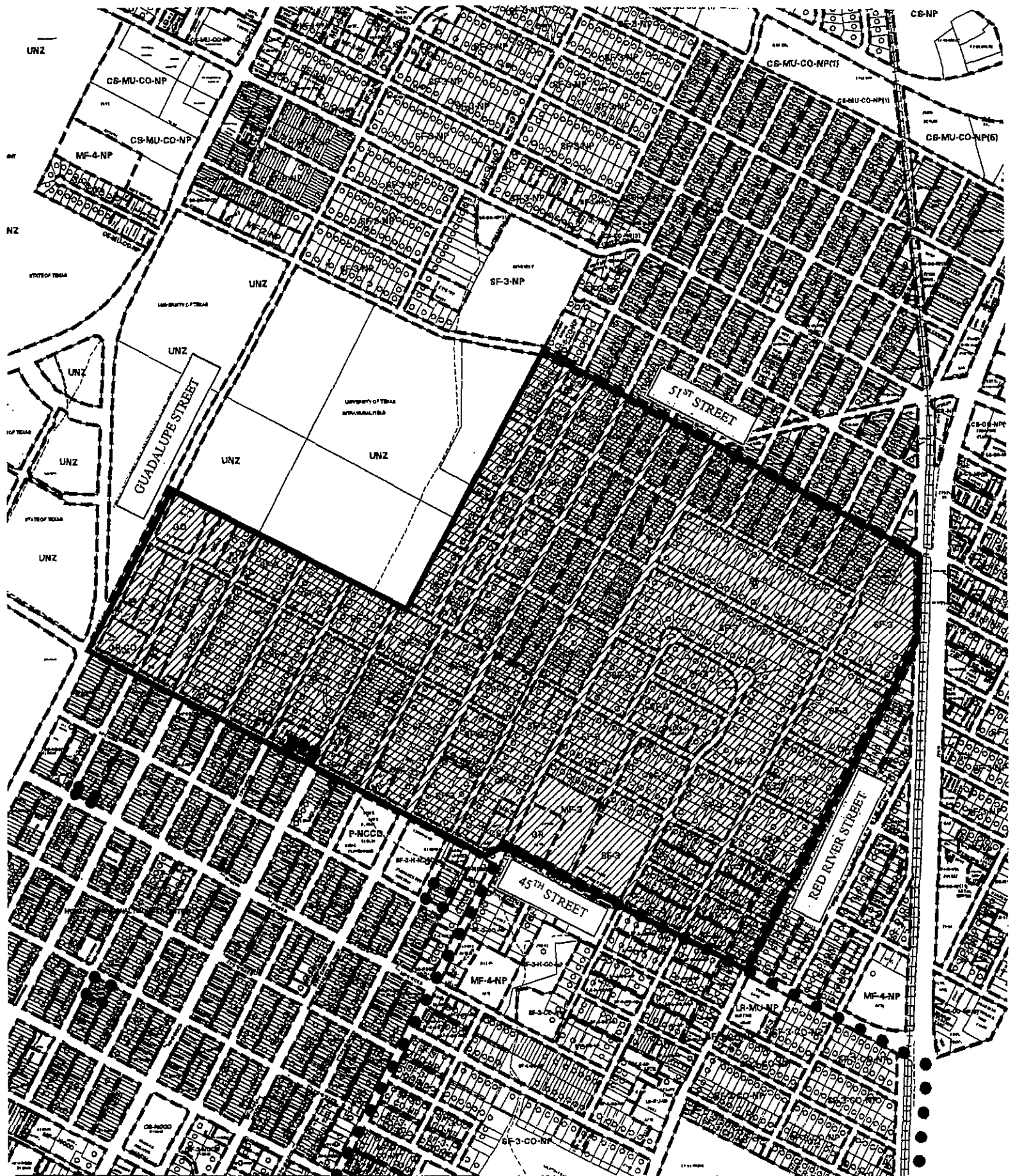
**ZONING EXHIBIT A**





**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



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

**ZONING EXHIBIT B**

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

DATE: 05-10  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 K28

1" = 800'