

## ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY GENERALLY KNOWN AS THE BRADFORD-NOHRA HOUSE**  
3 **LOCATED AT 4213 AVENUE G IN THE HYDE PARK NEIGHBORHOOD**  
4 **CONSERVATION PLAN AREA FROM TOWNHOUSE AND CONDOMINIUM**  
5 **RESIDENCE-NEIGHBORHOOD CONSERVATION (SF-6-NCCD) COMBINING**  
6 **DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-HISTORIC**  
7 **LANDMARK-NEIGHBORHOOD CONSERVATION (SF-6-H-NCCD)**  
8 **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 townhouse and condominium residence-neighborhood  
14 conservation (SF-6-NCCD) combining district to townhouse and condominium residence-  
15 historic landmark-neighborhood conservation (SF-6-H-NCCD) combining district on the  
16 property described in Zoning Case No. C14H-2010-0039, on file at the Planning and  
17 Development Review Department, as follows:  
18

19 Lots 1-5, Block 20, Hyde Park Addition No. 1, an addition in the City of Austin,  
20 Travis County, Texas, according to the map or plat of record in Volume 1, Page  
21 67, of the Plat Records of Travis County, Texas (the "Property"),  
22

23 generally known as the Bradford-Nohra House, locally known as 4213 Avenue G, in the  
24 City of Austin, Travis County, Texas, and generally identified in the map attached as  
25 Exhibit "A".  
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27 **PART 2.** The Property is subject to Ordinance No. 020131-20 that established the Hyde  
28 Park neighborhood conservation combining district.  
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 THICK BLACK LINE  
 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING CASE#: C14H-2010-0039**  
**LOCATION: 4213 AVENUE G**  
**GRID: K25**  
**MANAGER: S.SADOWSKY**



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.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

**PASSED AND APPROVED**

\_\_\_\_\_, 2011      §  
   §  
   §

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Karen M. Kennard  
Acting City Attorney

Shirley A. Gentry  
City Clerk