

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS WILLIAM T. AND VALERIE
3 MANSBENDEL WILLIAMS HOUSE LOCATED AT 3820 AVENUE F IN THE
4 HYDE PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT
5 FROM FAMILY RESIDENCE- HISTORIC DISTRICT-NEIGHBORHOOD
6 CONSERVATION (SF-3-HD-NCCD) COMBINING DISTRICT TO FAMILY
7 RESIDENCE-HISTORIC LANDMARK-HISTORIC DISTRICT-
8 NEIGHBORHOOD CONSERVATION (SF-3-H-HD-NCCD) COMBINING
9 DISTRICT

10
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
14 change the base district from family residence- historic district-neighborhood conservation
15 (SF-3-HD-NCCD) combining district to family residence-historic landmark-historic
16 district-neighborhood conservation (SF-3-H-HD-NCCD) combining district on the
17 property described in Zoning Case No. C14H-2011-0004, on file at the Planning and
18 Development Review Department, as follows:

19
20 The center 67 feet of Lot 9, Shadow Lawn Addition, a subdivision in the City of
21 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
22 3, Page 71, of the Plat Records of Travis County, Texas, as described in the survey
23 plat, attached as Exhibit "A", (the "Property"),

24
25 generally known as the William T. and Valerie Mansbendel Williams House, locally
26 known as 3820 Avenue F, in the City of Austin, Travis County, Texas, and generally
27 identified in the map attached as Exhibit "B".

28
29 **PART 2.** The Property is subject to Ordinance No. 020131-20 that established the Hyde
30 Park neighborhood conservation combining district and Ordinance No. 20101216-093 that
31 established the Hyde Park Local Historic District.
32

1 **PART 3.** This ordinance takes effect on _____, 2011.

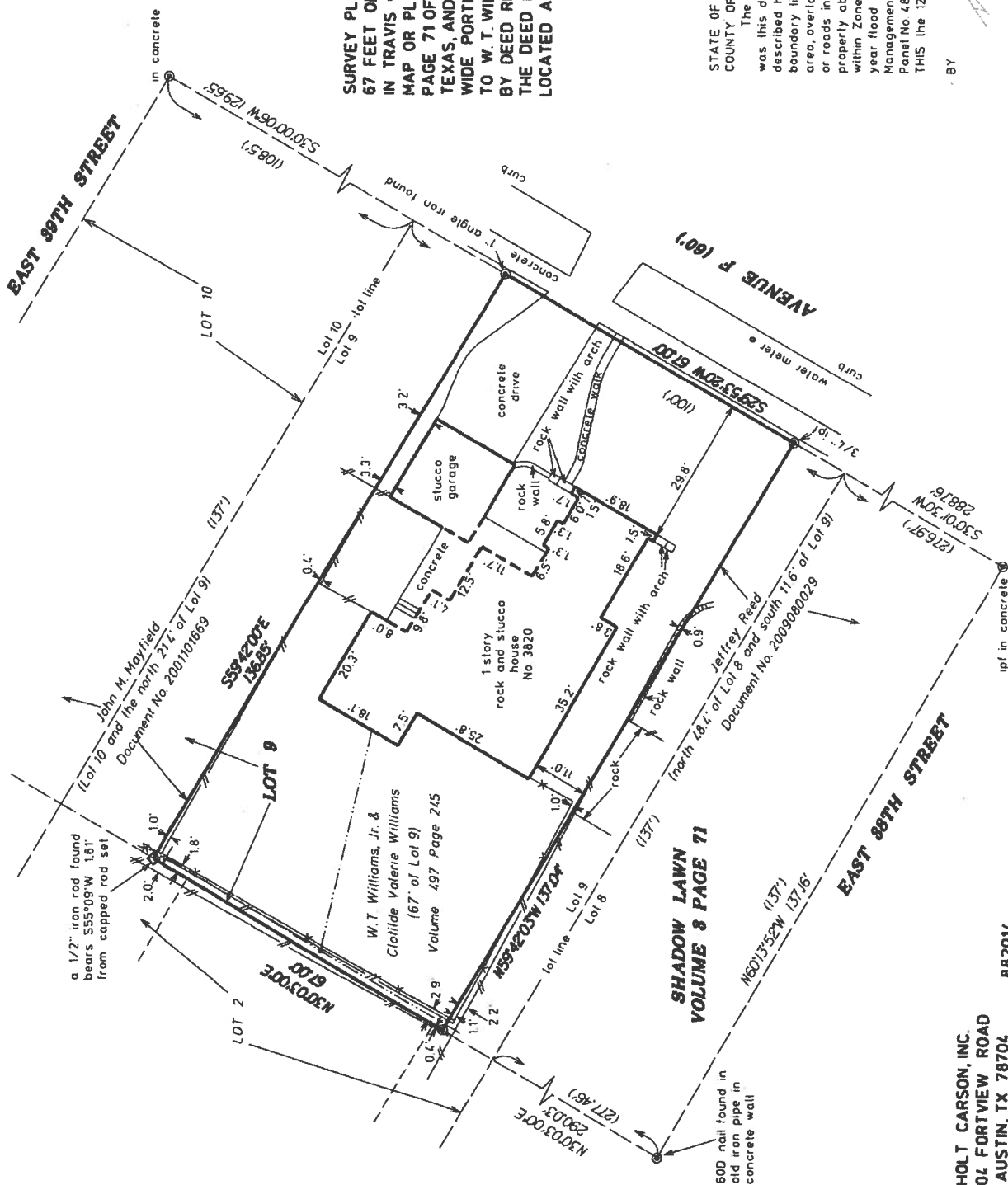
2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2011 § _____
8 Lee Leffingwell
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____
13 Karen M. Kennard Shirley A. Gentry
14 City Attorney City Clerk

SCALE: 1"=20'

- 14664ND
- ① 1/2" Iron Rod Found
 - ② 1/2" Iron Pipe Found
 - ◇ 1/2" Iron Rod Set with Plastic Cap Marked "Holt-Carson, Inc."
 - Wood Fence
 - - - Chain Link Fence
 - - - Overhead Utility Line (Record Dimensions)



SURVEY PLAT OF 67 FEET OF LOT 9, SHADOW LAWN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 71 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 67 FOOT WIDE PORTION OF LOT 9 WHICH WAS CONVEYED TO W. T. WILLIAMS AND CLOTILDE VALERIE WILLIAMS BY DEED RECORDED IN VOLUME 497 PAGE 245 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 3820 AVENUE F

TO: David Conner
North American Title Company
North American Title Insurance Company
GF No 14663-11-00104

STATE OF TEXAS
COUNTY OF TRAVIS

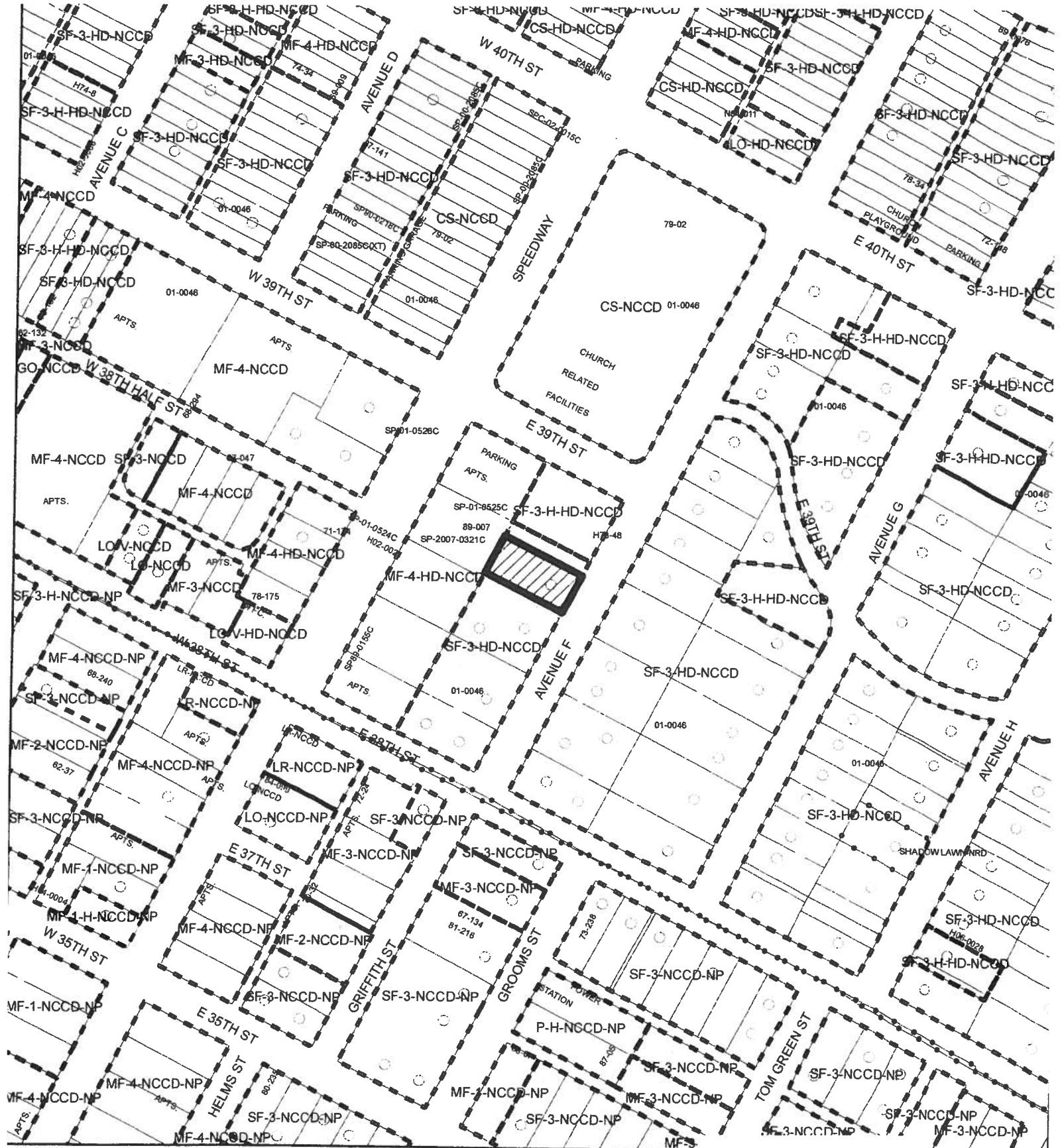
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No 480624 0465 H, dated September 26, 2008. THIS the 12th day of JULY, A.D. 2011

BY *[Signature]*

Anne Thayer
Registered Professional Land Surveyor No. 5850

HOLT CARSON, INC.
1902 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

802014
copyright 2011



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2011-0004

Exhibit B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.