

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE EBY-POTTS HOUSE LOCATED
3 AT 609 WEST 33RD STREET IN THE WEST UNIVERSITY NEIGHBORHOOD
4 PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-
5 NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO
6 FAMILY RESIDENCE-CONDITIONAL OVERLAY-HISTORIC-
7 NEIGHBORHOOD PLAN (SF-3-CO-H-NP) COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from family residence-conditional overlay-neighborhood plan (SF-
13 3-CO-NP) combining district to family residence-conditional overlay-historic-
14 neighborhood plan (SF-3-CO-H-NP) combining district on the property described in
15 Zoning Case No. C14H-04-0011, on file at the Neighborhood Planning and Zoning
16 Department, as follows:

17
18 Lot 6, the east 23 feet of Lot 4, Block 9, Resubdivision of Blocks, 2, 9 and 10,
19 Gypsy Grove Addition, a subdivision in the City of Austin, Travis County, Texas,
20 according to the map or plat of record in Plat Book 2, Page 150, of the Plat
21 Records of Travis County, Texas, and being more particularly described by metes
22 and bounds in Document No. 2004046280 of the Official Public Records of Travis
23 County, Texas, (the "Property")

24
25 generally known as the Eby-Potts House, locally known as 609 West 33rd Street in the
26 West University neighborhood plan area, in the City of Austin, Travis County, Texas, and
27 generally identified in the map attached as Exhibit "A".

28
29 **PART 2.** The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions:

31
32 The maximum height of a building or structure on the Property is 30 feet from ground
33 level.

34
35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the family residence (SF-3) base
37 district and other applicable requirements of the City Code.

PART 3. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

PART 4. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004

§
§
§
§

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk

