

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY GENERALLY KNOWN AS THE FITZGERALD-SHORT HOUSE  
3 LOCATED AT 502 EAST 32<sup>ND</sup> STREET IN THE HANCOCK NEIGHBORHOOD  
4 PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-  
5 NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO FAMILY  
6 RESIDENCE-HISTORIC-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN  
7 (SF-3-H-CO-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-historic-conditional overlay-  
14 neighborhood plan (SF-3-H-CO-NP) combining district on the property described in  
15 Zoning Case No. C14H-05-0033, on file at the Neighborhood Planning and Zoning  
16 Department, as follows:

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18 A tract of land being approximately 137 x 224 feet out of Outlot 7, Division C, in  
19 the City of Austin, Travis County, Texas, according to the map or plat of record in  
20 Plat Book 1, Page 66, of the Plat Records of Travis County, Texas (the  
21 "Property"),

22  
23 generally known as the Fitzgerald-Short House, locally known as 502 East 32<sup>nd</sup> Street, in  
24 the City of Austin, Travis County, Texas, and generally identified in the map attached as  
25 Exhibit "A".

26  
27 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
28 established by this ordinance is subject to the following conditions:

- 29  
30 1. The maximum height of a building or structure is 30 feet from ground level.  
31  
32 2. A building or structure may not exceed a height of two stories.  
33

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

1 **PART 3.** The Property is subject to Ordinance No. 040826-59 that established the  
2 Hancock neighborhood plan combining district.

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4 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2006.

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6  
7 **PASSED AND APPROVED**

8  
9 §  
10 §  
11 §

\_\_\_\_\_, 2006

\_\_\_\_\_  
Will Wynn  
Mayor

12  
13  
14  
15  
16 **APPROVED:** \_\_\_\_\_

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

17 David Allan Smith  
18 City Attorney

Shirley A. Gentry  
City Clerk

