

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY GENERALLY KNOWN AS THE MANNING-UDDEN-BAILEY  
3 HOUSE LOCATED AT 901 WEST 31<sup>ST</sup> STREET IN THE HANCOCK  
4 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL  
5 OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO  
6 FAMILY RESIDENCE-HISTORIC-CONDITIONAL OVERLAY-  
7 NEIGHBORHOOD PLAN (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 25-2-19.1 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-06-0001, on file at the Neighborhood Planning and Zoning  
16 Department, as follows:

17  
18 Lot 7 and the west 24 feet of Lot 8, Outlots 71 and 75, Division D, Oakwood  
19 Addition, an addition in the City of Austin, Travis County, Texas, according to the  
20 map or plat of record in Plat Book 2, Page 148, of the Plat Records of Travis  
21 County, Texas (the "Property").

22  
23 generally known as the Manning-Udden-Bailey House, locally known as 901 West 31<sup>st</sup>  
24 Street, in the City of Austin, Travis County, Texas, and generally identified in the map  
25 attached as 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:

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30 The maximum height of a building or structure is 30 feet from ground level.

31  
32 Except as specifically restricted under this ordinance, the Property may be developed and  
33 used in accordance with the regulations established for the family residence (SF-3) base  
34 district and other applicable requirements of the City Code.

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

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2 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2006.  
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5 **PASSED AND APPROVED**  
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8  
9 \_\_\_\_\_, 2006

§  
§  
§

10 Will Wynn  
11 Mayor  
12

13  
14 **APPROVED:** \_\_\_\_\_

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

15 David Allan Smith  
16 City Attorney

Shirley A. Gentry  
City Clerk

