

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY GENERALLY KNOWN AS THE WUPPERMAN HOUSE LOCATED**
3 **AT 506 TEXAS AVENUE IN THE HANCOCK NEIGHBORHOOD PLAN AREA**
4 **FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD**
5 **PLAN (SF-3-CO-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-**
6 **HISTORIC LANDMARK-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 landmark-conditional overlay-
14 neighborhood plan (SF-3-H-CO-NP) combining district on the property described in
15 Zoning Case No. C14H-2010-0004, on file at the Planning and Development Review
16 Department, as follows:

17
18 An area 92x167 feet and 12x50 feet out of Block 3, Outlots 7 and 8, Division C,
19 W.A. Harper Subdivision, a subdivision in the City of Austin, Travis County,
20 Texas, according to the map or plat of record in Plat Book 3, Page 89, of the Plat
21 Records of Travis County, Texas (the "Property"),

22
23 generally known as the Wupperman House, locally known as 506 Texas Avenue, in the
24 City of Austin, Travis County, Texas, and generally identified in the map attached as
25 Exhibit "A".

26
27 **PART 2.** Except as otherwise specifically provided in Part 3 and Part 4 of this ordinance,
28 the Property may be developed and used in accordance with the regulations established for
29 the family residence (SF-3) base district and other applicable requirements of the City
30 Code.

31
32 **PART 3.** The Property within the boundaries of the conditional overlay combining district
33 established by this ordinance is subject to the following conditions:

- 34
35 A. The maximum height of a building or structure is 30 feet from ground level.
36
37 B. A building or structure may not exceed a height of two stories.

PART 4. The Property is subject to Ordinance No. 040826-59 that established the Hancock neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2010.




PASSED AND APPROVED

_____, 2010

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
Acting City Attorney City Clerk



 **SUBJECT TRACT**
 **ZONING BOUNDARY**
 **PENDING CASE**

HISTORIC ZONING

ZONING CASE# C14H-2010-0004
ADDRESS: 506 TEXAS AVE
SUBJECT AREA: 0.000 ACRES
GRID: J25 & K25
MANAGER: S. SADOWSKY



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding accuracy, precision or completeness.