

ORDINANCE NO. 20100819-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE WUPPERMAN HOUSE LOCATED AT 506 TEXAS AVENUE IN THE HANCOCK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-H-CO-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district to family residence-historic landmark-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district on the property described in Zoning Case No. C14H-2010-0004, on file at the Planning and Development Review Department, as follows:

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

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

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

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

- A. The maximum height of a building or structure is 30 feet from ground level.
- 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 August 30, 2010.

PASSED AND APPROVED

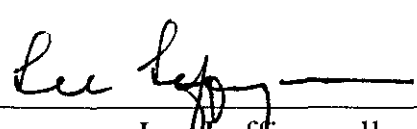
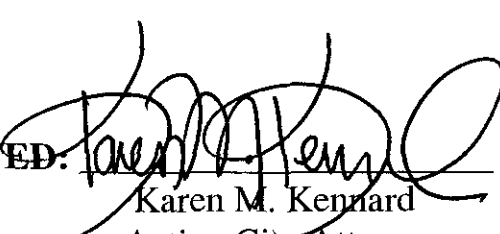
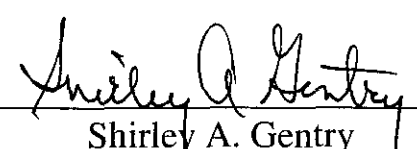



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| <u>August 19</u> , 2010 | § | <u></u> |
| | | Lee Leffingwell |
| | | Mayor |
| APPROVED: <u></u> | ATTEST: | <u></u> |
| Karen M. Kennard | | Shirley A. Gentry |
| Acting City Attorney | | City Clerk |



EXHIBIT A HISTORIC ZONING

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



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

1" = 200'

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 specific accuracy or completeness.