

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 4200 RIVERCREST DRIVE FROM LAKE AUSTIN**  
3 **RESIDENCE (LA) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD**  
4 **LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from lake austin residence (LA) district to single family residence  
10 standard lot-conditional overlay (SF-2-CO) combining district on the property described in  
11 Zoning Case No. C14-2013-0045, on file at the Planning and Development Review  
12 Department, as follows:

13  
14 Lot K, McDett Estate Subdivision, a subdivision in the City of Austin, Travis  
15 County, Texas, according to the map or plat of record in Plat Book 63, Page 23 of  
16 the Plat Records of Travis County, Texas; and,

17  
18 Lot 5, Block C, Aqua Verde Subdivision, a subdivision in the City of Austin,  
19 Travis County, Texas, according to the map or plat of record in Plat Book 25, Page  
20 50 of the Plat Records of Travis County, Texas;

21  
22 locally known as 4200 Rivercrest Drive in the City of Austin, Travis County, Texas, and  
23 generally identified in the map attached as Exhibit "A".

24  
25 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
26 established by this ordinance is subject to the following conditions:

- 27  
28 A. A 25 foot wide building setback shall be established parallel to and measured  
29 from the west property line.  
30  
31 B. Development of the Property may not exceed one residential unit.  
32

33 Except as specifically restricted under this ordinance, the Property may be developed and  
34 used in accordance with the regulations established for the single family residence standard  
35 lot (SF-2) base district and other applicable requirements of the City Code.  
36  
37

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.  
2  
3

4 **PASSED AND APPROVED**  
5

6 \_\_\_\_\_, 2013  
7

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§  
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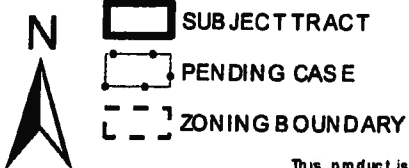
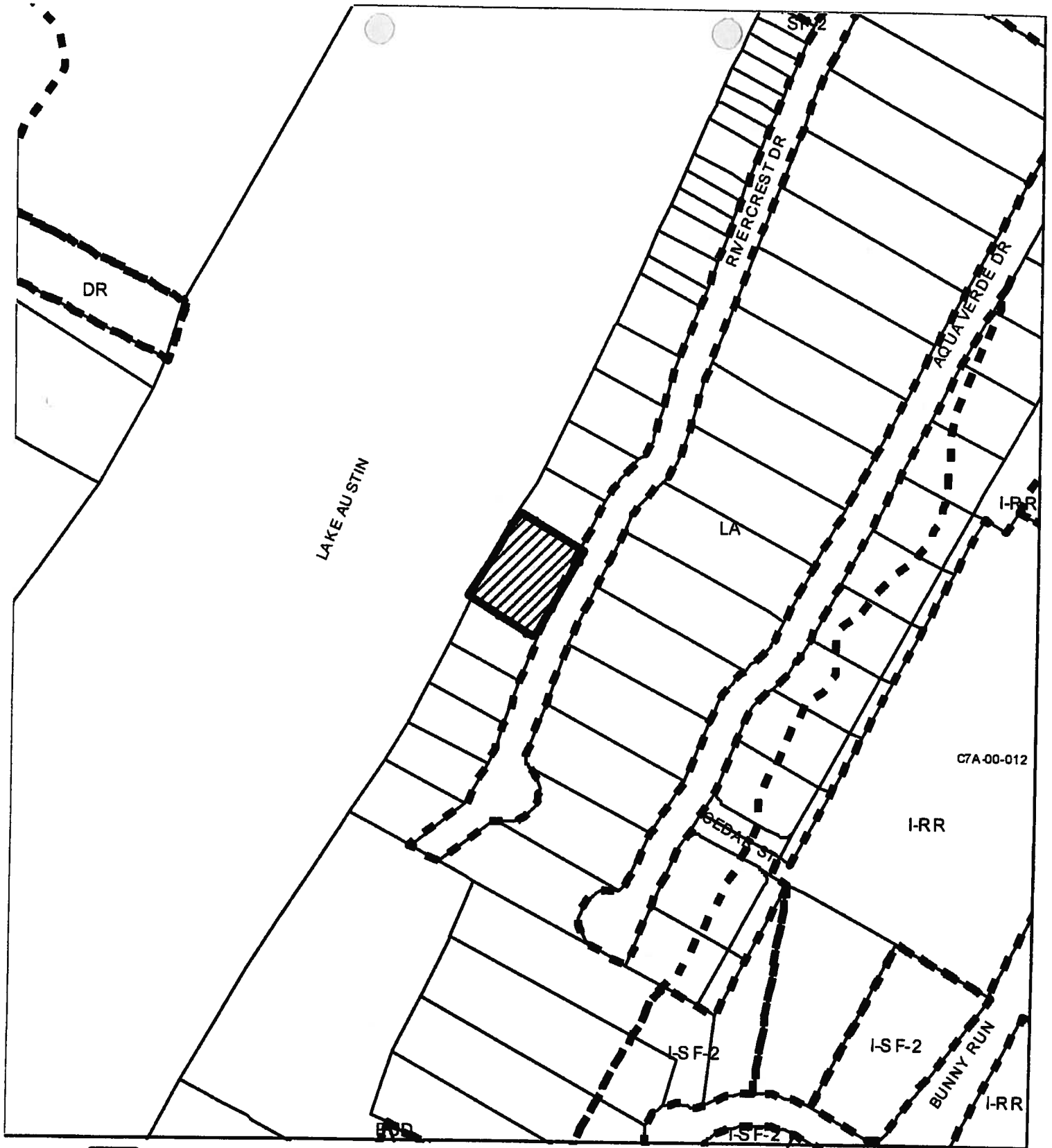
Lee Leffingwell  
Mayor

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11  
12  
13 **APPROVED:**

Karen M. Kennard  
City Attorney

**ATTEST:**

Jannette S. Goodall  
City Clerk



# **ZONING CASE** **C14-2013-0045**

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit A