

**ORDINANCE NO. 20131121-083**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4200 RIVERCREST DRIVE FROM LAKE AUSTIN RESIDENCE (LA) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) 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 lake austin residence (LA) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-2013-0045, on file at the Planning and Development Review Department, as follows:

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

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

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

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

- A. A 25 foot wide shoreline setback shall be established parallel to and measured from the west property line.
- B. Development of the Property may not exceed one residential unit, including all accessory structures allowed in the single family residence standard lot (SF-2) district zoning.
- C. A permanent improvement on the Property is prohibited in the shoreline setback area, except for a retaining wall, pier, wharf, boat-house or marina or a driveway to a structure of building.

- D. Not more than 30 percent of the woody vegetation within the shoreline setback area may be removed.
- E. Except for surveying or testing, vegetation within the shoreline setback area may not be removed before a building permit is issued. For surveying or testing, areas up to 15 feet wide may be cleared, and trees smaller than six inches in diameter may be removed.
- F. On slopes of 15% or less, development of the Property may not exceed 35 percent impervious coverage.
- G. Development of the Property shall comply with the front yard, street side yard, interior side yard and rear yard setback requirements applicable in an SF-2 district.

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

**PART 3.** This ordinance takes effect on December 2, 2013.

**PASSED AND APPROVED**

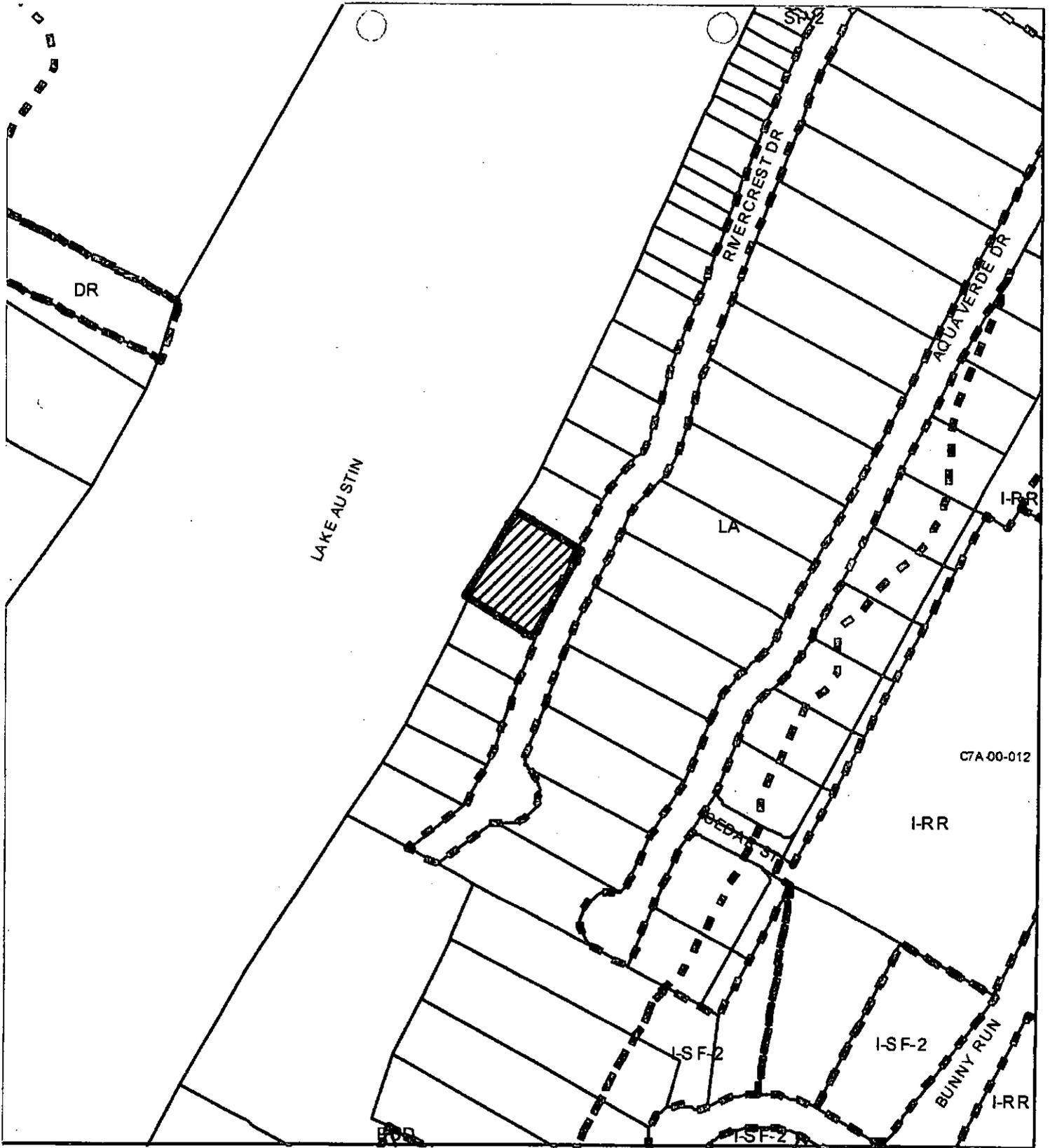
November 21, 2013 §  
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*Lee Leffingwell*

Lee Leffingwell  
 Mayor

APPROVED: *Karen M. Kennard*  
 Karen M. Kennard  
 City Attorney

ATTEST: *Jannette S. Goodall*  
 Jannette S. Goodall  
 City Clerk



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

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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