

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 3715 WESTLAKE 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 (the
11 "Property") described in Zoning Case No. C14-2013-0048, on file at the Planning and
12 Development Review Department, as follows:

13
14 Tract 1:

15 A 0.62 acre tract of land, more or less, being a part of Lots 92 and 93, Lake Shore
16 Addition Subdivision, the tract of land being more particularly described by metes
17 and bounds in Exhibit "A" incorporated into this ordinance;

18
19 Tract 2:

20 A 0.63 acre tract of land, more or less, being a part of Lots 92 and 93, Lake Shore
21 Addition Subdivision, the tract of land being more particularly described by metes
22 and bounds in Exhibit "B" incorporated into this ordinance; and,

23
24 Tract 3:

25 A 0.03 acre tract of land, more or less, being a part of Lot 93, Lake Shore Addition
26 Subdivision, the tract of land being more particularly described by metes and
27 bounds in Exhibit "C" incorporated into this ordinance,

28
29 locally known as 3715 Westlake Drive in the City of Austin, Travis County, Texas, and
30 generally identified in the map attached as Exhibit "D".

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. Development of the Property shall comply with a shoreline setback (defined in
36 City Code) of 75 feet.

- 1 B. Development of the Property within the shoreline setback area, as defined by
2 City Code, is excluded from impervious cover calculations.
3
- 4 C. A permanent improvement on the Property is prohibited in the shoreline setback
5 area, except for a retaining wall, pier, wharf, boat-house or marina or a
6 driveway to the structures.
7
- 8 D. Not more than 30 percent of the woody vegetation within the shoreline setback
9 area may be removed.
10
- 11 E. Except for surveying or testing, vegetation within the shoreline setback area
12 may not be removed before a building permit is issued. For surveying or
13 testing, areas up to 15 feet wide may be cleared, and trees smaller than 6 inches
14 in diameter may be removed.
15
- 16 F. Development on the Property is prohibited in areas with a gradient that exceeds
17 35 percent. This prohibition does not apply to a fence, driveway, road or utility
18 that cannot be reasonably placed elsewhere, or a pedestrian facility.
19
- 20 G. Development of the Property shall not exceed a maximum of 37 percent
21 impervious coverage.
22
- 23 H. Development of the Property shall comply with a 10 foot side yard setback.
24
- 25 I. A sewage holding tank that is at least partially below ground level, or an
26 effluent disposal site, must be at least 100 feet horizontally from the shoreline.
27 A sewage facility drain field that uses soil as a filter medium may not be located
28 on land with a gradient of more than 15 percent.
29
- 30 J. Impervious cover on the Property may not exceed:
31 1. 35 percent, on a slope with a gradient of 15 percent or less;
32 2. 10 percent, on a slope with a gradient of more than 15 percent and not
33 more than 25 percent;
34 3. 5 percent, on a slope with a gradient of more than 25 percent and not
35 more than 35 percent.
36

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

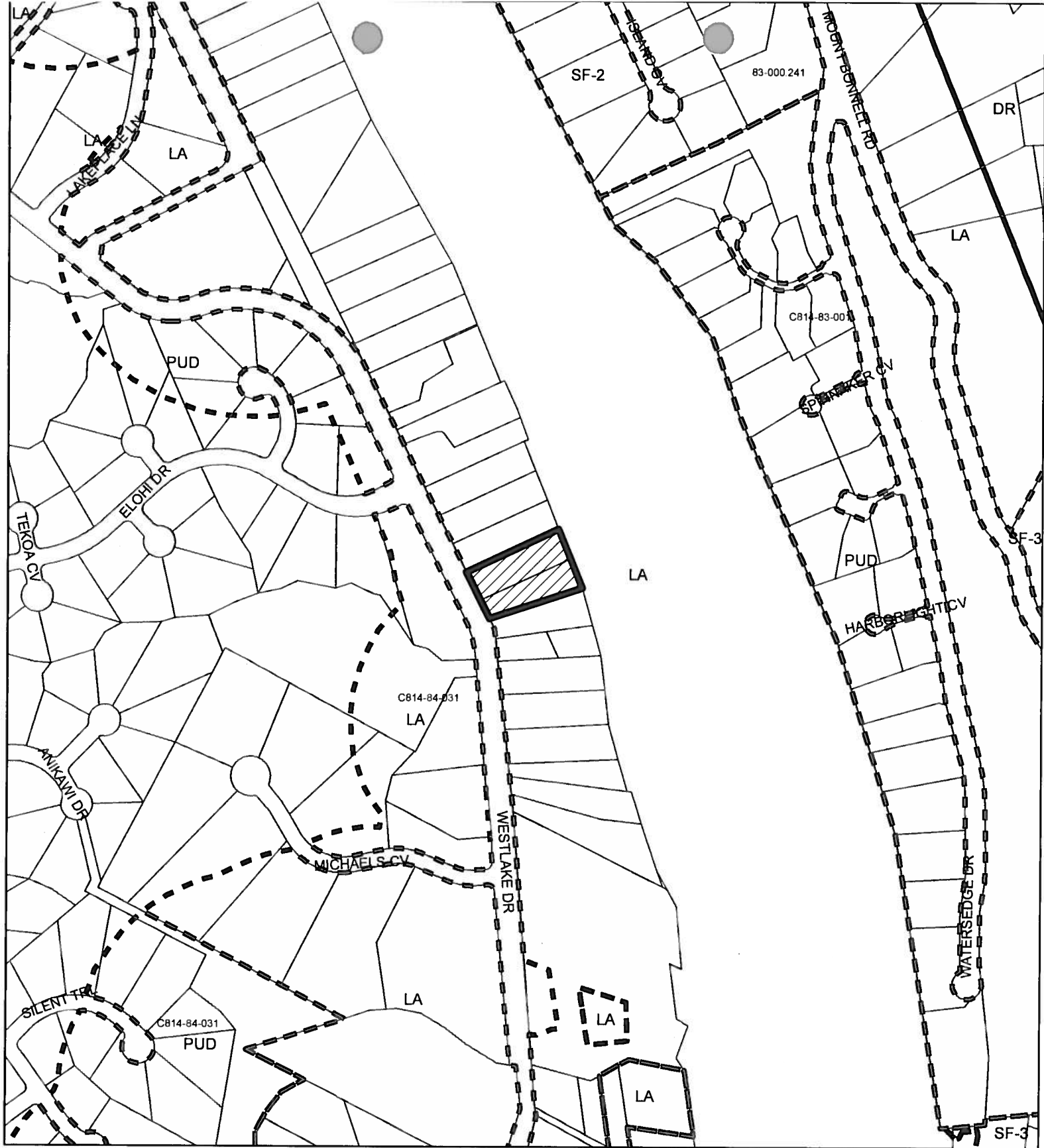
1 **PART 3.** This ordinance takes effect on _____, 2013.
2
3


4 **PASSED AND APPROVED**
5


6 §
7 §
8 _____, 2013 § _____
9


10 Lee Leffingwell
11 Mayor


12
13 **APPROVED:** _____ **ATTEST:** _____
14 Karen M. Kennard Jannette S. Goodall
15 City Attorney City Clerk





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0048

1" = 400'

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.

