

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 8706 AND 8800 WESTOVER CLUB DRIVE FROM**
3 **FAMILY RESIDENCE (SF-3) DISTRICT TO COMMERCIAL RECREATION-**
4 **CONDITIONAL OVERLAY (CR-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 family residence (SF-3) district to commercial recreation-
10 conditional overlay (CR-CO) combining district on the property (the "Property") described
11 in Zoning Case No. C14-2015-0011, on file at the Planning and Zoning Department, as
12 follows:

13
14 Lot 4, Westover Hill Club Estates Subdivision, a subdivision in the City of Austin,
15 Travis County, Texas, according to the map or plat of record in Plat Book 85,
16 Page 20D of the Plat Records of Travis County, Texas; and,

17
18 Lot 10, Block Z, Westover Hill Club Estates Section Two Subdivision, a
19 subdivision in the City of Austin, Travis County, Texas, according to the map or
20 plat of record in Plat Book 42, Page 36 of the Plat Records of Travis County,
21 Texas

22
23 locally known as 8706 and 8800 Westover Club Drive in the City of Austin, Travis
24 County, Texas, and generally identified in the map attached as Exhibit "A".

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

28
29 A. A cultural services use is a conditional use of the Property.

30
31 B. The minimum setbacks on the Property are:

32 25 feet for front yard,

33 15 feet for the street side yard,

34 5 feet for the interior side yard; and,

35 10 feet for the year yard.
36
37

1
2 C. The following uses are not permitted uses of the Property:
3

Bed & breakfast (Group 2)	Art gallery
Art workshop	Campground
Consumer convenience services	Hotel-motel
Indoor entertainment	Marina
Outdoor entertainment	Personal improvement services
Recreational equipment sales	Restaurant (general)
Service station	Theater
Counseling services	Hospital services (limited)
Recreational equipment maintenance and storage	

4
5 Except as specifically restricted under this ordinance, the Property may be developed and
6 used in accordance with the regulations established for the commercial recreation (CR)
7 base district and other applicable requirements of the City Code.
8

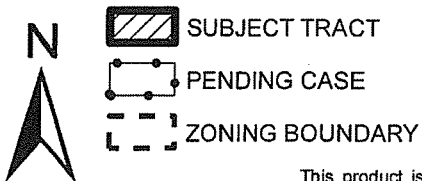
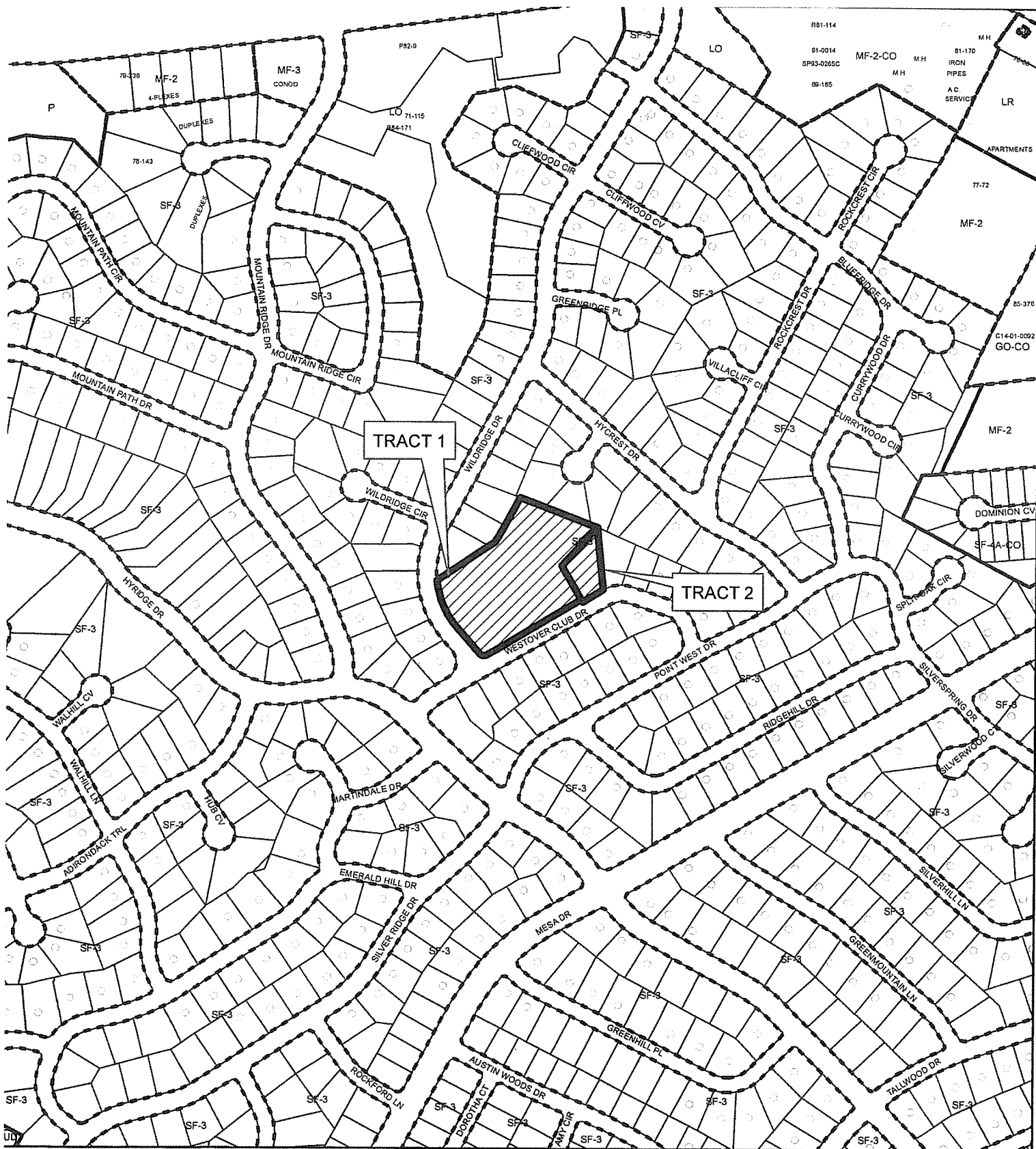
9 **PART 3.** This ordinance takes effect on _____, 2015.

10
11 **PASSED AND APPROVED**

12
13
14 §
15 §
16 _____, 2015 § _____

17 Steve Adler
18 Mayor

19
20
21 **APPROVED:** _____ **ATTEST:** _____
22 Anne L. Morgan Jannette S. Goodall
23 Interim City Attorney City Clerk



ZONING **ZONING CASE#: C14-2015-0011**



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 geography by the City of Austin regarding specific accuracy or completeness.

1" = 400'

Exhibit A