

ORDINANCE NO. 20150416-026

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

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

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

locally known as 8706 and 8800 Westover Club 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 cultural services use is a conditional use of the Property.
- B. The minimum setbacks on the Property are:
 - 25 feet for front yard,
 - 15 feet for the street side yard,
 - 5 feet for the interior side yard; and,
 - 10 feet for the rear yard.

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

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|---|-------------------------------|
| 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 | |

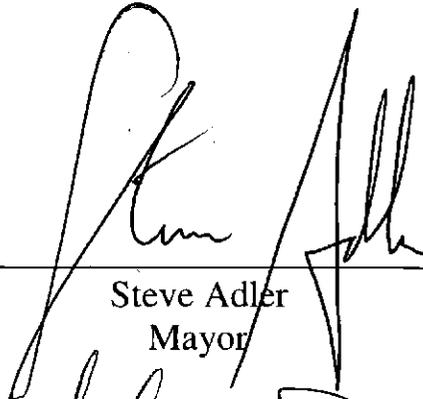
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial recreation (CR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 27, 2015.

PASSED AND APPROVED

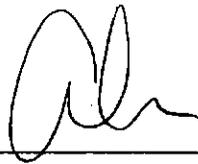
April 16, 2015

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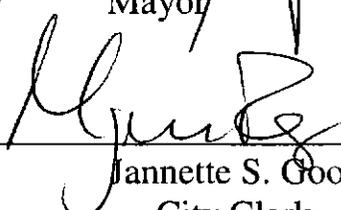
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
Interim City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



ZONING
ZONING CASE#: C14-2015-0011

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



Exhibit A