

**ORDINANCE NO. 20150212-082**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8700 WEST GATE BOULEVARD FROM MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 multifamily residence low density-conditional overlay (MF-2-CO) combining district to multifamily residence moderate high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2014-0190, on file at the Planning and Development Review Department, as follows:

Lot 2, Cherry Creek Section 9-B1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Page 18B and 18C of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8700 West Gate Boulevard 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. Building coverage on the Property may not exceed 50 percent.
- B. The maximum height, as defined in City Code, of a building or structure on the Property may not exceed 46 feet or three stories.
- C. The minimum front yard building setback on the Property is 25 feet.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate high density (MF-4) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on February 23, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_  
February 23, 2015


§  
§  
§

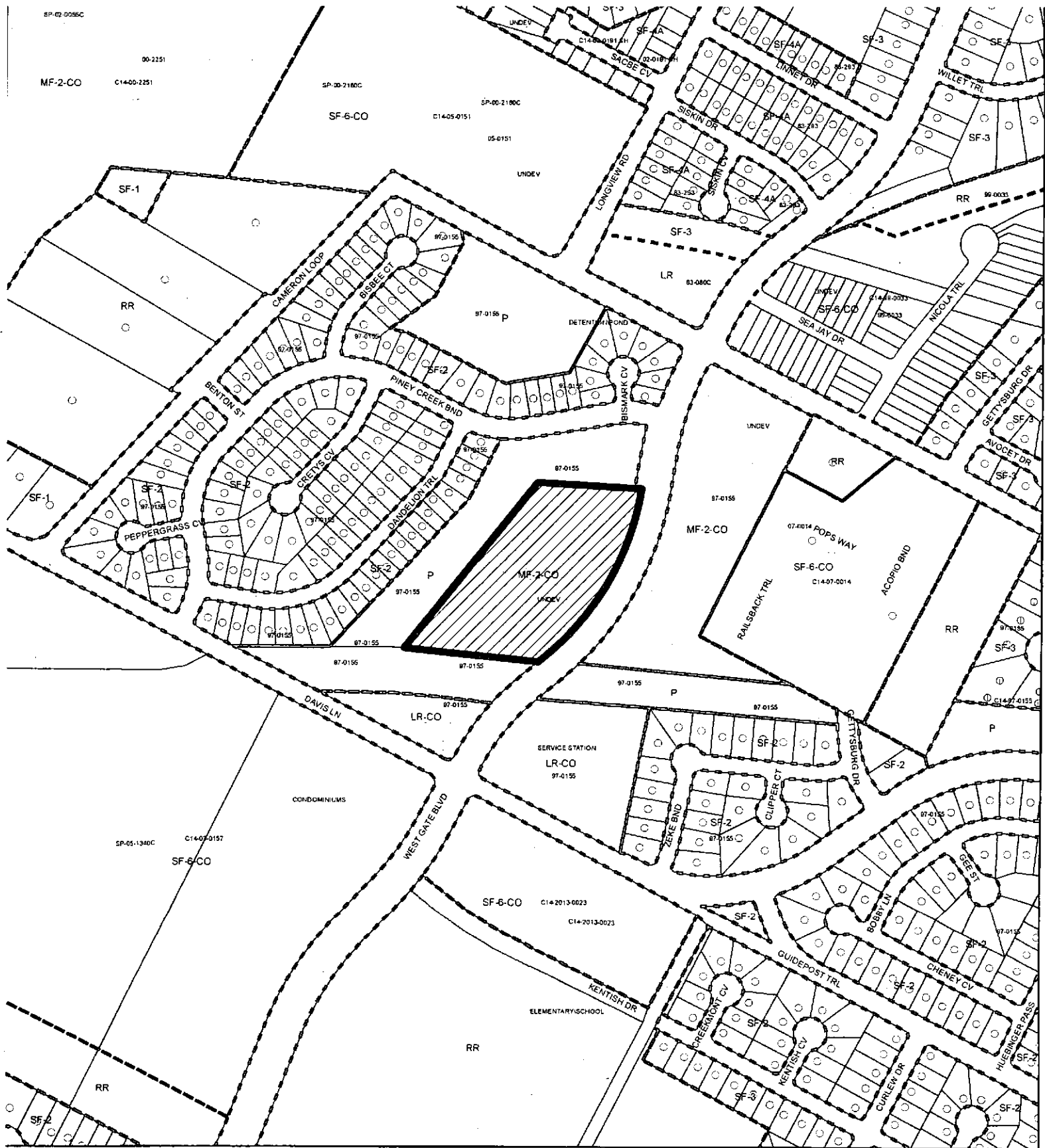
  
\_\_\_\_\_  
Steve Adler  
Mayor




**APPROVED:**

  
\_\_\_\_\_  
Karen M. Kennard  
City Attorney

**ATTEST:**

 For  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2014-0190



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

1" = 400'