

ORDINANCE NO. 20180412-036

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8103 AND 8121 SOUTH CONGRESS AVENUE FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-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 limited industrial services-conditional overlay (LI-CO) combining district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2017-0141, on file at the Planning and Zoning Department, as follows:

Lots 1B and 2B, Mrs. Rosa J. Spillmann Estate subdivision, a subdivision in Travis County, Texas, as recorded in Volume 8, Page 15 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8103 and 8121 South Congress Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. In this ordinance, the Hazardous Materials Property means Lot 1, Block A of the Capital Area Food Bank, as recorded in Volume 96, Page 343, of the Plat Records of Travis County, Texas.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Residential dwelling units are prohibited on the Property south of a line that is 250 feet north of the existing 1001-2000 gallon aggregate water capacity liquefied petroleum gas (LPG) storage tank installation which is located on the Hazardous Materials Property, as illustrated in **Exhibit "B"** (the "Hazardous Setback"), unless at the time of development application the Austin Fire Department ("AFD") makes an affirmative determination that the Hazardous Setback is no longer needed to protect the public from hazardous materials. If AFD makes such a determination, residential dwelling units are permitted on the Property according to the setbacks in the base zoning district.

B. A site plan or building permit for a residential use on the Property may not be approved, released, or issued, nor shall the Property be developed with residential dwelling units, until the Property has been surveyed by a licensed surveyor to determine the precise location of the Hazardous Setback.

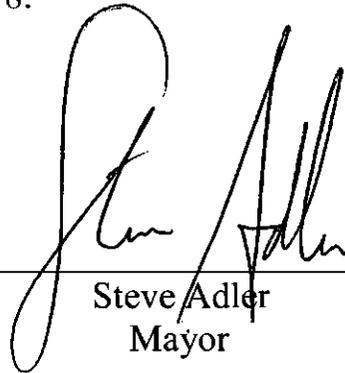
PART 4. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) district and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on April 23, 2018.

PASSED AND APPROVED

_____, April 12, 2018

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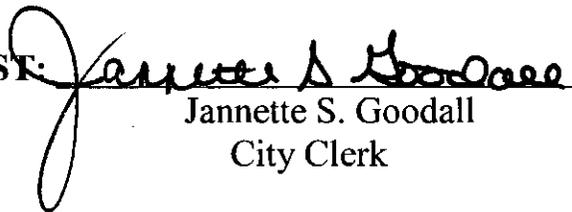
Steve Adler
Mayor

APPROVED:

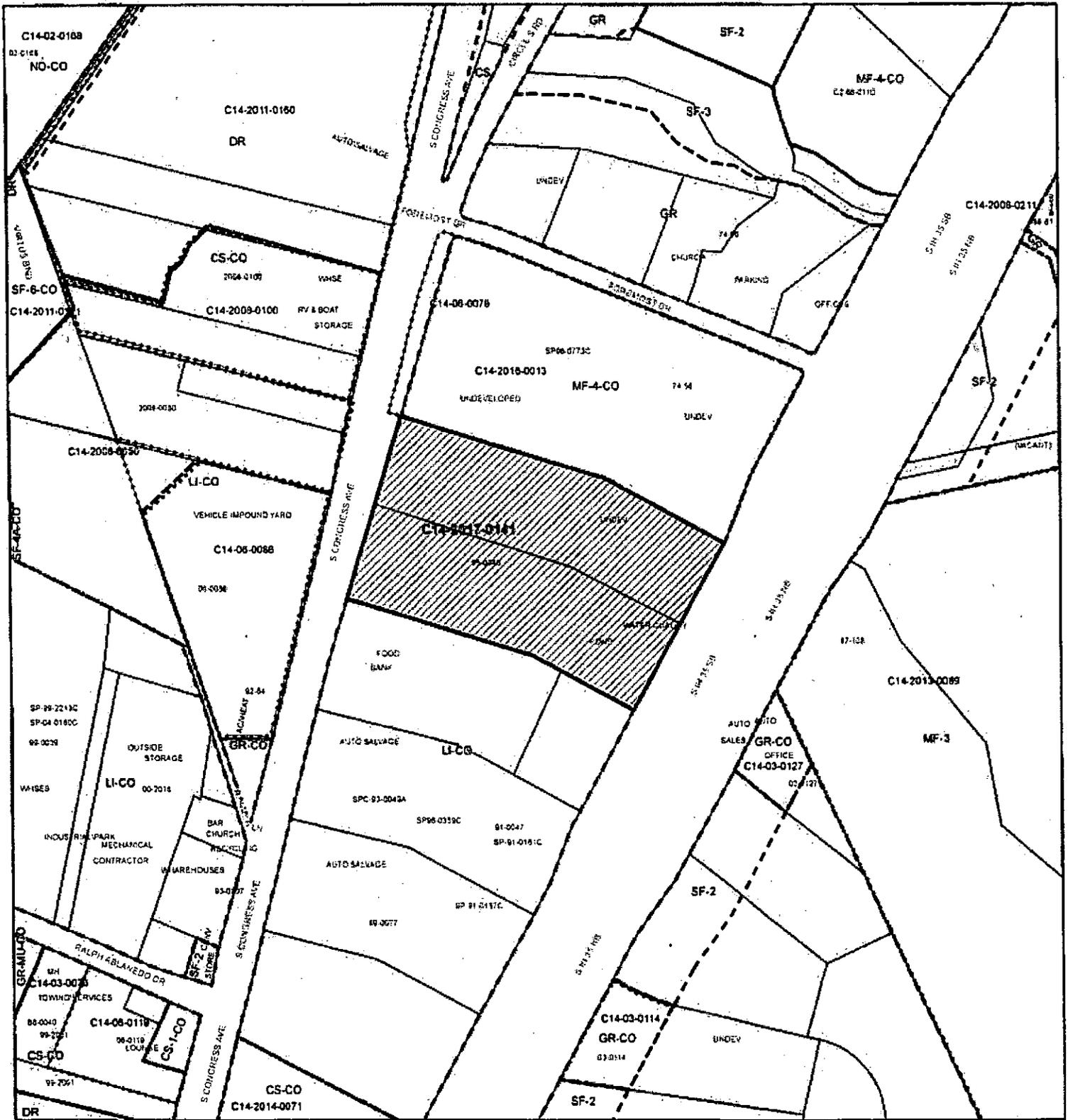


Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



ZONING

Case#: C14-2017-0141

Exhibit A

-  N
-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

0 200 400 Feet

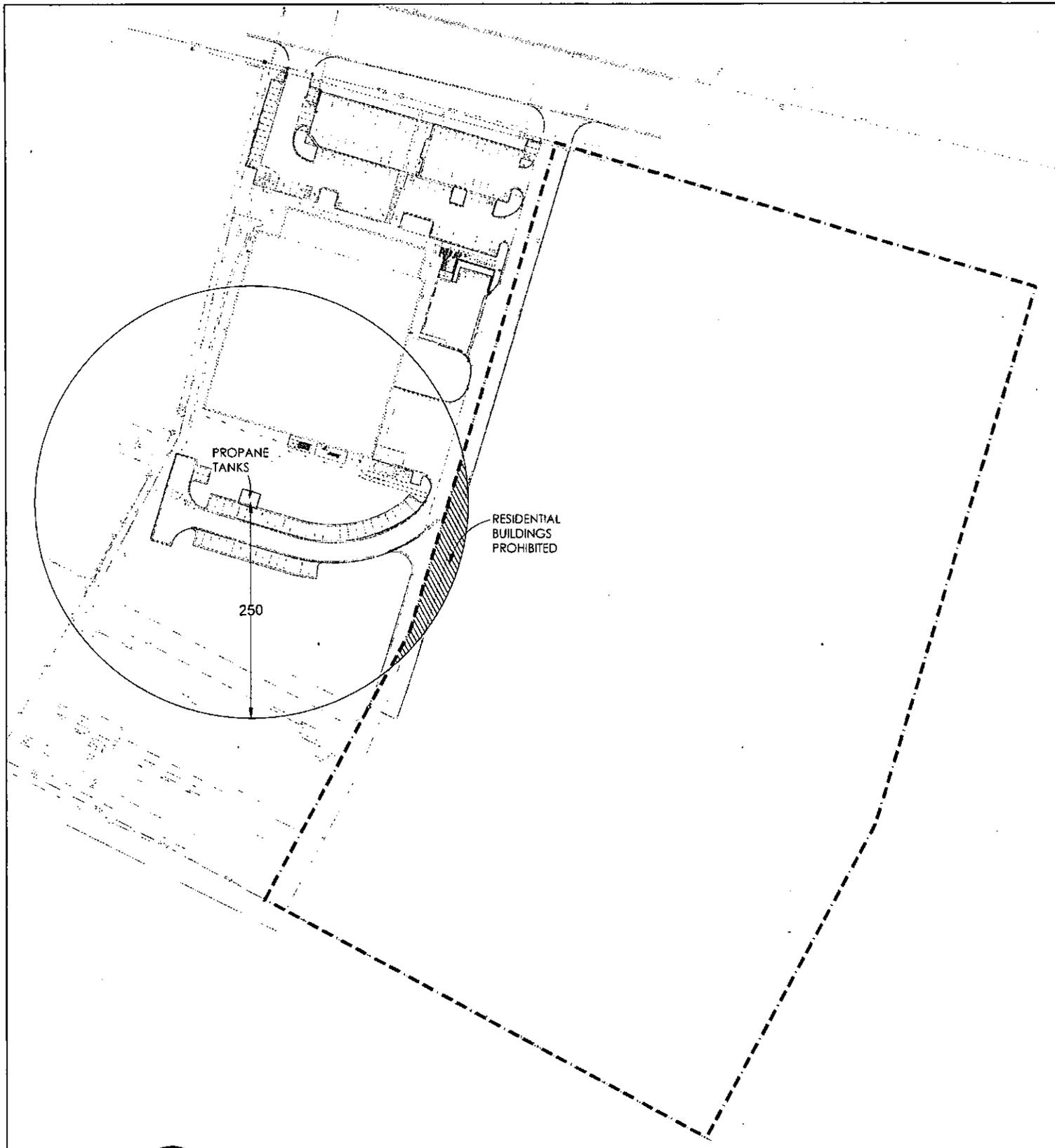
1" = 400'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 12/18/2017



150 75 0 150

SCALE 1" = 150'-0"

THE LOCATION OF THE "HAZARDOUS SETBACK" DEPICTED IN THIS EXHIBIT IS ONLY AN APPROXIMATION AND IS DEPICTED SOLELY FOR ILLUSTRATIVE PURPOSES. THE ACTUAL LOCATION OF THE "HAZARDOUS SETBACK" MAY ONLY BE DETERMINED BY A SURVEY CONDUCTED BY A LICENSED SURVEYOR RETAINED BY THE OWNER OF THE PROPERTY OR THE OWNER'S AUTHORIZED AGENT

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION	SOCO SOUTH	DATE 4-9-2019	Revision Block			 the NRP group llc	I E C INTERNATIONAL ENVIRONMENTAL CONSULTANTS 1000 W. BRIDGES BLVD SUITE 100 AUSTIN, TX 78750 TEL: 512.476.1100 FAX: 512.476.1101 WWW.IEC-CONSULTANTS.COM		
	AUSTIN, TEXAS	PROJ NO. 1981	No	By	Date				Comments
	Exhibit B	FILE NAME 1981 BASE 7							
		XREF							
	XREF								