

**ORDINANCE NO. 20190606-105**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 916 AND 918 NORWOOD PARK BOULEVARD IN THE HERITAGE HILLS/WINDSOR HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) 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 community commercial-neighborhood plan (GR-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0140, on file at the Planning and Zoning Department, as follows:

Lots 1 and 2 out of the Replat of Lot 2, Lot 3, and Lot 4 of Resubdivision of Lot 6 and Lot 7 Replat of Norwood Park, a subdivision in Travis County, Texas, according to the map or plat of record thereof, as recorded in Document No. 200800220 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 916 and 918 Norwood Park Boulevard in the City of Austin, Travis County, Texas, 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. Buildings classified as multifamily housing are prohibited on the Property within 175 feet of existing facilities with more than 660 gallons of outdoor, aboveground storage of Class I Flammable or Class II Combustible Liquid storage as illustrated on **Exhibit "B"** (the "Hazardous Setback") unless protective measures are approved by the Austin Fire Department.
- B. A vegetative buffer along the northern property line shall be provided and maintained. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

- C. Multifamily residential use on the Property shall be limited to a maximum of 228 units.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

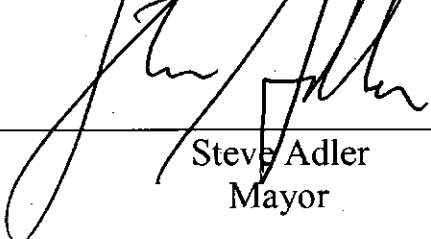
**PART 4.** The Property is subject to Ordinance No. 20110113-060 that established zoning for the Heritage Hills Neighborhood Plan.


**PART 5.** This ordinance takes effect on June 17, 2019.

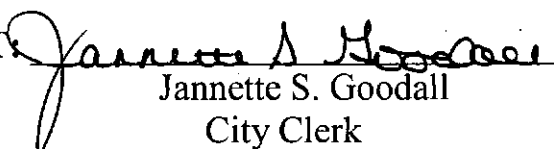
**PASSED AND APPROVED**

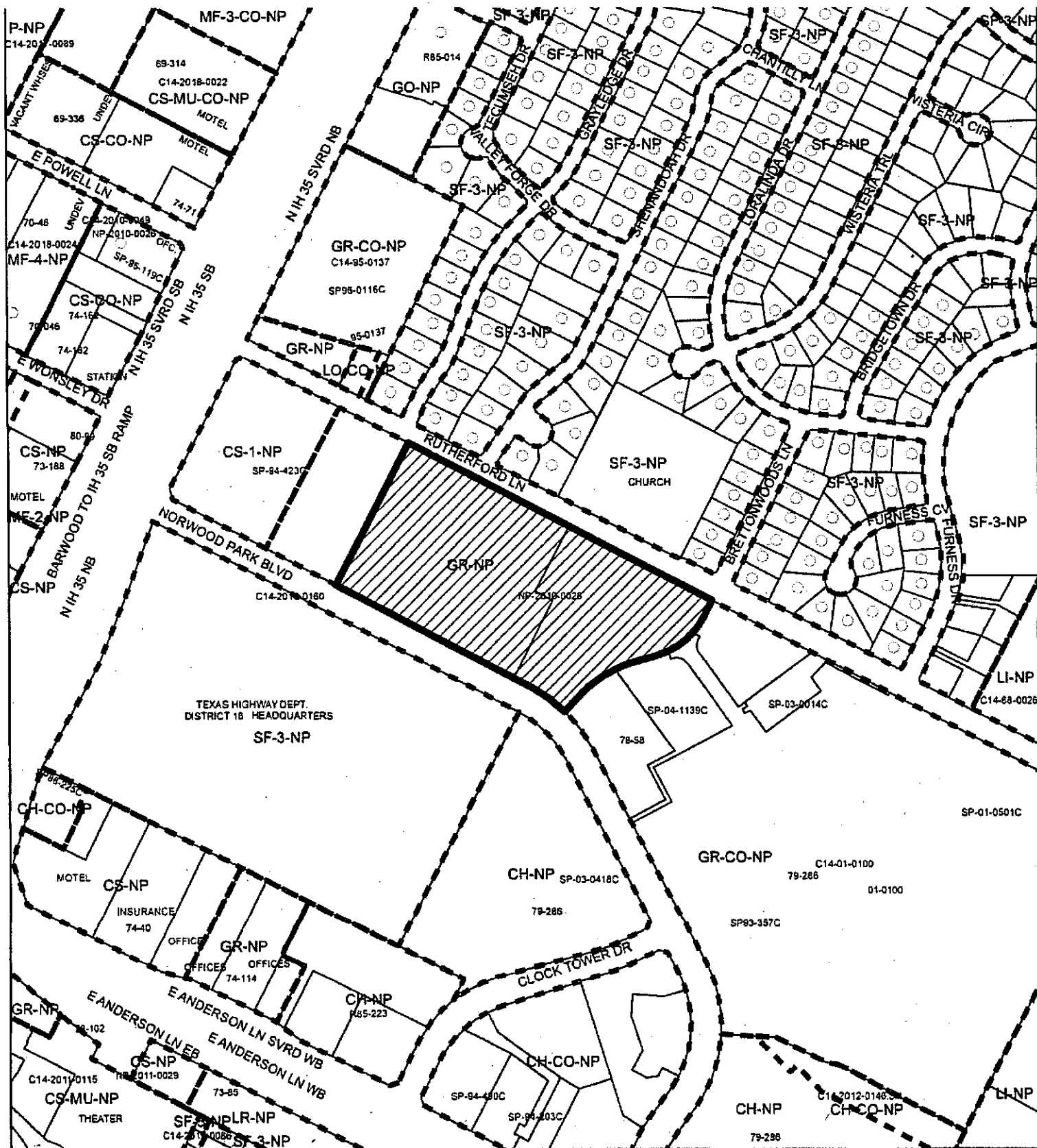
\_\_\_\_\_, June 6, 2019

§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk



## ZONING

ZONING CASE#: C14-2018-0140

## EXHIBIT "A"



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

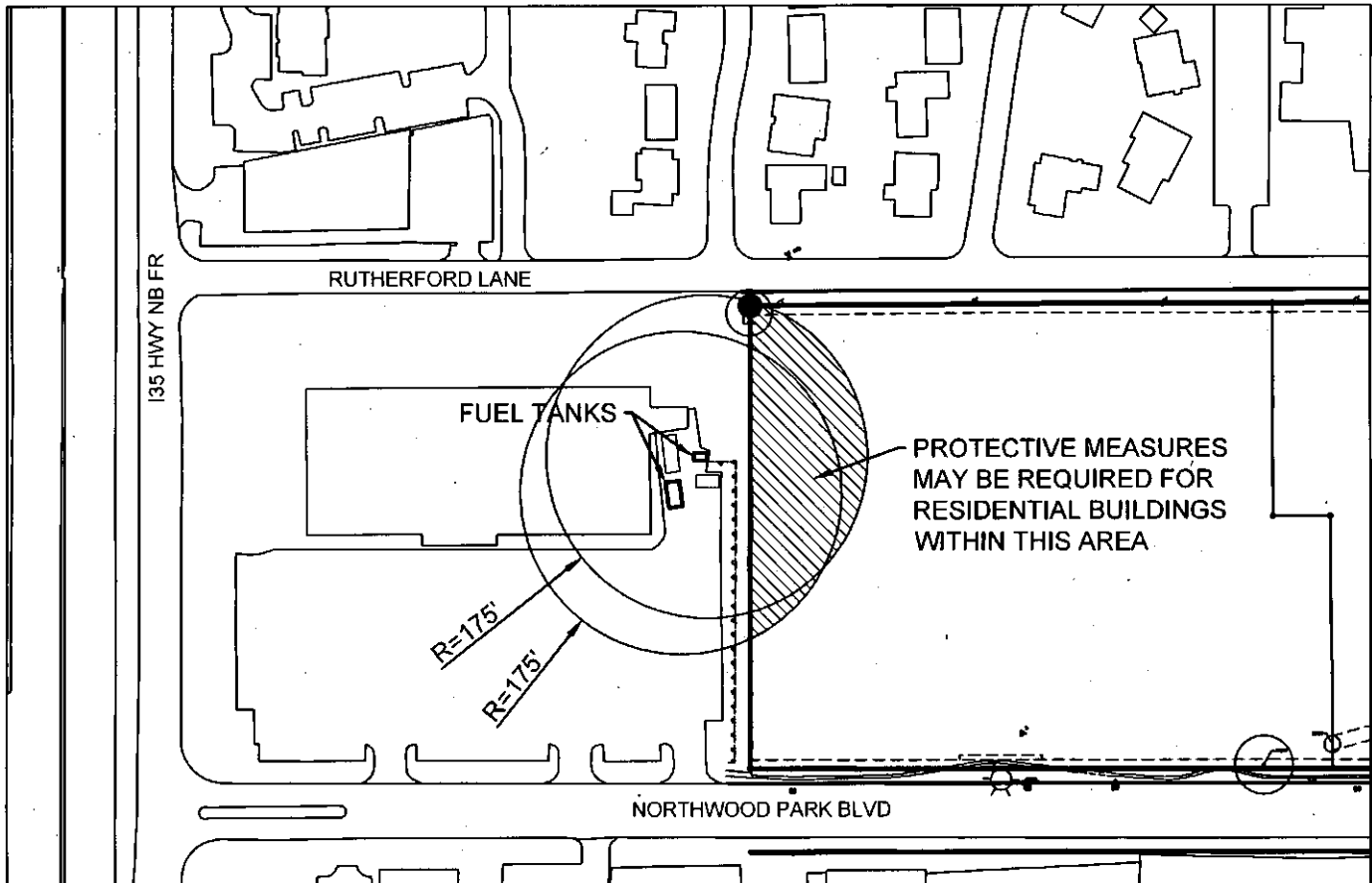
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/13/2018

**NORWOOD PARK**  
"HAZARDOUS SETBACK"  
EXHIBIT



**VICINITY MAP**  
SCALE: 1" = 200'



**EXHIBIT "B"**

THE LOCATION OF THE "HAZARDOUS SETBACK" DEPICTED IN THIS EXHIBIT IS ONLY AN APPROXIMATING 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.



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