

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0131 – SE Norwood CO Amendment DISTRICT: 2

ZONING FROM / TO: CS-MU-CO-NP, to change a condition of zoning

ADDRESS: 4603, 4605, and 4611 Norwood Lane

SITE AREA: 1.874 acres

PROPERTY OWNER: Wiljam Holdings LLC
(Will Pitts)

AGENT: Thrower Design, LLC
(Victoria Haase)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning. The Conditional Overlay would be modified to: 1) remove construction sales and services from the prohibited use list in Ordinance No. 030424-28 as shown in Exhibit B, 2) require a 15-foot wide vegetative buffer along the west property line of Lots 21 and 22, Blue Bonnet Gardens (4603 and 4605 Norwood Lane), 3) require a 15-foot wide vegetative buffer along the north property line, and 4) prohibit vehicular access to Norwood Lane except for emergency access. *The basis of Staff's recommendation is provided on pages 2 - 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 15, 2022:

CITY COUNCIL ACTION:

December 8, 2022:

ORDINANCE NUMBER:

ISSUES:

The Applicant is in agreement with the Staff recommendation to rezone the property to CS-CO-NP. The Applicant has reached out to representatives of the Southeast Combined Neighborhood Plan Contact Team.

CASE MANAGER COMMENTS:

The subject rezoning area consists of a portion of one platted lot and two (whole) platted lots located on Norwood Lane. The subject site is currently zoned general commercial services – mixed use – conditional overlay – neighborhood plan (CS-MU-CO-NP) combining district

zoning. The subject site contains three single family residences. There are other single-family residences on Norwood Lane to the northeast (CS-MU-CO-NP), undeveloped property, a detached residential structure and detached storage building to the south and southeast that is under the same ownership and proposed for development with the subject rezoning area (CS-NP), and residential uses (multifamily residential, single family residences across Norwood Lane to the northwest (CS-MU-CO-NP). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

In April 2003, the subject property and the remainder of the blocks on the north and south sides of Norwood Lane were rezoned to CS-MU-CO-NP following Council direction provided at the conclusion of the Southeast Neighborhood Plan. Because the properties are within the Airport Overlay Zone 3 (AO-3, also known as the ½ mile buffer zone), new residential development is not allowed to occur outside of recorded final plats, municipal utility districts (MUDs) or certain neighborhood plans. The mixed use (MU) allows for continuation of the existing single family residences on Norwood Lane because they are within the recorded Blue Bonnet Gardens subdivision which predated adoption of the Airport Hazards and Compatible Land Uses ordinance by several decades. The Conditional Overlay (-CO) allows for personal services, personal improvement services, and general commercial service uses, but also prohibits a broad range of potential uses, including most residential uses and some heavy commercial uses that typically generate a lot of traffic and would be disruptive to the area (C14-03-0013 – Ordinance No. 030424-28). ***Please refer to Exhibit B (2003 Rezoning Ordinance).***

The Applicant has requested an amendment to the Conditional Overlay for the sole purpose of removing construction sales and services from the prohibited use list. The submitted application indicates that if the proposed amendment were granted, a 30,000-square foot building would be constructed on-site for a construction sales and services business. Development will occur in conjunction with adjacent CS-NP zoned tracts to the southeast and south located at the northeast corner of Burleson Road and Norwood Lane. These tracts contain a residential structure, detached storage building, and are otherwise undeveloped, and include floodplain of Onion Creek. The existing CS-NP zoning allows for construction sales and services use by right and therefore, is not part of the rezoning request. Vehicular access would be taken to Burleson Road and Norwood Lane from these adjacent tracts.

BASIS FOR RECOMMENDATION

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The general commercial services (CS) district predominately allows for commercial and industrial activities that are generally not appropriate for residential neighborhoods due to their operating characteristics or traffic service requirements. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood

plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

The Applicant's proposal to maintain the existing zoning designation, but not prohibit construction sales and services use for the site, would be consistent with the purpose statement of the district sought. The Applicant has also offered a 15' vegetative buffer along the western property line of the two northeast lots and is agreeable to a 15' vegetative buffer along the north property line, closest to existing residential uses. To that end, conversion of the existing residence at 4603 Norwood Lane to an office / commercial use would be allowed in the vegetative buffer because it's a pre-existing building.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

The proposed amendment to the -CO would allow for construction sales and services at the subject site. Staff supports CS-CO-NP in the context of 1) its proximity to a highway and proximity to Austin-Bergstrom International Airport; 2) access would be taken through adjacent property located at the Burleson Road (a major arterial roadway) / Norwood Lane intersection; 3) similar uses are already operating within the immediate vicinity of the property (on the other side of Burleson Road) and is proposed by a site plan in process across Norwood Lane to the northwest; and 4) continuance of prohibiting all other intensive, truck-generating commercial uses.

Staff also recommends removing the -MU from the zoning string because two of the three residences are proposed to be demolished and the third residence would be converted to an office use, and therefore the existing residential uses would cease. In addition, the site is located within the AO-3 zone which does not permit new residential development.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Three single family residences
<i>Northeast</i>	CS-MU-CO-NP	Single-family residences
<i>South and Southeast</i>	CS-NP	Undeveloped; Residential structure and a detached storage building (proposed to be developed in conjunction with the land area covered by the proposed rezoning request)
<i>Northwest</i>	CS-MU-CO-NP	Multifamily residential; Single family residences
<i>Southwest</i>	CS-CO-NP	Undeveloped (proposed for a 32,147 sf limited warehousing and distribution use by administrative site plan, SP-2022-0430C – LMG Warehouse Austin)

NEIGHBORHOOD PLAN AREA: Southeast Combined (Southeast)

TIA: Deferred to the site plan application when land uses and intensities will be finalized

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

The subject property is located within the Del Valle Independent School District.

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council	627 – Onion Creek Homeowners Association
774 – Del Valle Independent School District	1195 – Imperial Neighborhood Association
1228 – Sierra Club, Austin Regional Group	1258 – Del Valle Community Coalition
1316 – Southeast Combined Neighborhood Plan Contact Team	1363 – SEL Texas
1408 – Go!Austin/Vamos!/Austin (GAVA) – 78745	1441 – Dove Springs Proud
1530 – Friends of Austin Neighborhoods	1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation	1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0042 – Burleson - Norwood Corner CO Amendment – 8016 Burleson Rd	From / To: CS-MU-CO-NP, to remove limited warehousing and distribution from the prohibited use list	To Grant CS-CO-NP to remove limited warehousing and distribution from the prohibited use list	Apvd CS-CO-NP as Commission recommended with an additional -CO requiring that all buildings classified as limited warehousing and distribution use with Class I flammable or Class II combustible liquid storage are prohibited on the property within 250' of all property lines adjacent to property developed or zoned residential (7-28-2022).
C14-2020-0101 – 7800 Burleson – 7800 Burleson Rd	GR-MU-NP; LI-CO-NP to GR-MU-NP	To Grant	Apvd GR-MU-NP as Commission recommended (2-04-2021).

C14-2016-0111 – Burleson – 8219 Burleson Rd	LI-CO to LI-CO, with select uses prohibited	To Grant	Apvd LI-CO with a Restrictive Covenant establishing that no site plan or building plan for the property may be approved if it would result in cumulative traffic generation exceeding the total traffic generation identified in the TIA; any development on-site is subject to the staff memorandum dated 10/30/2017 and any subsequent TIA updates (12-07-2017).
C14-2016-0015 – Joan Elaine Smith, et al – 8008-8016 Burleson Rd	I-RR to LI-CO	To Grant	Apvd LI-CO as Commission recommended (6-16-2016)
C14-2007-0152 – Felter Investments – 7910 Burleson Rd	RR-CO-NP; IP-NP; IP-CO-NP to RR-CO-NP for Tract 1 and LI-CO-NP for Tract 2	To Grant RR-CO-NP for Tract 1 and LI-CO-NP for Tract 2 w/the CO for a 50' open waterway setback and 2,000 daily vehicle trips	Apvd RR-CO-NP and LI-CO-NP as Commission recommended (12-13-2007).
C14-01-0008 – McKinney Falls Zoning – 3919-4007 McKinney Falls Pkwy	IP-CO to P	To Grant P-CO w/CO for 2,000 daily vehicle trips	Apvd P-CO as Commission recommended (4-19-2001).
C14-94-0058 – NE corner of McKinney Falls Industrial Park – McKinney Falls Pkwy and Burleson Rd (adjacent 39 acres to the west)	DR to IP	To Grant LI-CO for Tract 1 and IP-CO for Tract 2	Apvd IP-CO with CO for 2,000 daily trip limit (10-20-1994).
C14-94-0024 – Araclean Services, Inc.-Bldg II	IP to LI	To Grant LI-CO, subject to an Integrated Pest Management Program	Apvd LI-CO w/the CO prohibiting restaurants and food sales, and limiting the F.A.R. of

Rezoning – 7910 Burleson Rd			financial services to 0.287 to 1 (3-24-1994).
C14-86-141 – James W. Akins, Et Ux – 8008 Burleson Rd	DR to W/LO and IP	To Grant W/LO and IP with conditions	Apvd W/LO and IP with a Restrictive Covenant requiring a contact person during construction; no access through Blue Bonnet Gardens to Norwood Ln as long as the west side of Norwood remains residentially zoned; 25’ strip of DR to remain on east side of tract; any land determined to be in the 100-year floodplain will be zoned RR if Waterway Development Permit precludes alteration or fill which would remove land from the floodplain (5-14-1987).
C14-86-069 – Commercial Square General Partnership – 7914 Burleson Rd	DR to IP	To Grant IP and RR w/Restrictive Covenant establishing a max of 119,000 bldg sf	Apvd IP and RR w/RC as Commission recommended (9-04-1986).

RELATED CASES:

The subject property is located within the boundaries of the Southeast Combined (Southeast) Neighborhood Planning Area. The property was rezoned from DR to SF-2-NP at the time the neighborhood plan was adopted (C14-02-0128.01 – Ordinance No. 021010-12c). In 2003, a subsequent City-initiated case from SF-2-NP to CS-MU-CO-NP was filed per Council direction (C14-03-0013 – Ordinance No. 030424-28). ***Please refer to Exhibit B.*** The adopted Future Land Use Map designates this property and the remainder of both blocks on Norwood Lane as Mixed Use.

The rezoning area consists of a portion of Lot 20, and all of Lots 21 and 22, Blue Bonnet Gardens, a subdivision recorded in 1946 (C8-2-H-1654). There are no related site plan cases in process.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Burleson Road	Level 3	116'	109'	60'	No	Bike Lane	Yes
Norwood Lane	Level 1	64'	47'	18'	No	N/A	Yes

ADDITIONAL STAFF COMMENTS:Drainage

The applicant would be required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Inclusive Planning

Project Name and Proposed Use: CS-MU-CO-NP to amend Conditional Overlay to allow for Construction Sales & Service Use. Demolish 2 residential units. FLUM: Mixed Use. Southeast Combined NP.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: Within McKinney Job Center
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.

	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
Y	Industrial Land: Preserves or enhances industrial land.
3	Total Number of "Yes's"

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps, there is no documented floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required, in accordance with LDC 25-2 and 25-8, for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the two-year storm on site.

Parks & Recreation Department (PARC) – Planning & Design Review

City Council has recently approved parkland dedication requirements for commercial uses at the time of site plan and subdivision, which may become applicable to this project in the future. Fees may be issued for parkland dedication at the time of site plan or subdivision.

Site Plan

General

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any development is subject to the design standards in Subchapter E (*Design Standards and Mixed Use*) of the Land Development Code. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards due to single family land uses that are adjacent and across the street. Along the NE and NW property lines, the following standards apply:

- No structure may be built within 25 feet of the compatibility-triggering property.
- No parking or driveways are allowed within 25 feet of the compatibility-triggering property.
- No structure in excess of two stories and 30 feet in height may be constructed within 50 feet of the property line of the compatibility-triggering property.
- No structure in excess of three stories and 40 feet in height may be constructed within 100 feet of the property line of the compatibility-triggering property.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining compatibility-triggering property.
- Additional design regulations will be enforced at the time a site plan is submitted.

Airport Overlay

The site is located within AO-3 subdistrict of the Austin-Bergstrom Airport Overlay. No use will be allowed that creates electrical interference with navigational signals or radio communications between airport and aircraft, makes it difficult for pilots to distinguish between the airport lights and others, results in glare in the eyes of pilots using the airport,

impairs visibility in the vicinity of the airport, creates bird strike hazards or otherwise in any way endangers or interferes with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom International Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required with the site plan application.

Demolition

In the event that demolition of existing buildings is proposed, the applicant will be responsible for requesting demolition permits at the appropriate stage of the development process. The City Historic Preservation Office will review all proposed building demolitions. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Neighborhood Planning Area

This site is located in the Southeast Combined Neighborhood Plan. Please see the City's [Neighborhood Plans and Resources webpage](#) for a copy of the recommended design guidelines.

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 64 feet of right-of-way for Norwood Lane. It is recommended that 32 feet of right-of-way from the existing centerline should be dedicated for Norwood Lane according to the Transportation Plan with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. Transportation assessment / traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1.

Water / Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

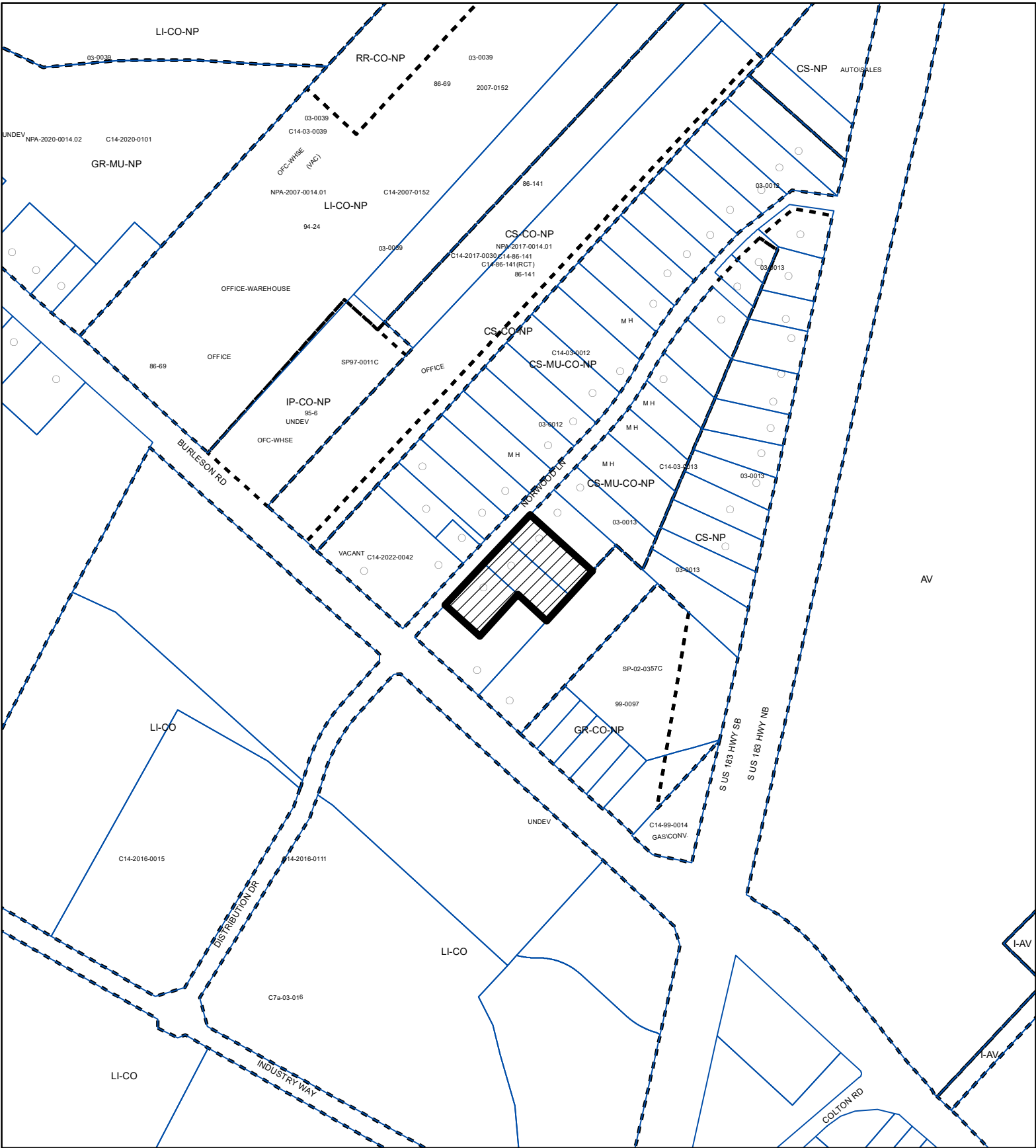
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:




Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Exhibit B: 2003 Rezoning Ordinance

Applicant's correspondence



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2022-0131

Exhibit A

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







Created: 9/13/2022



SE Norwood CO Amendment

Exhibit A - 1



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2022-0131
 LOCATION: 4603, 4605, & 4611 Norwood Ln
 SUBJECT AREA: 1.874 Acres
 GRID: L15
 MANAGER: Wendy Rhoades



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Created: 9/15/2022

ORDINANCE NO. 030424-28

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4300-4508 U.S. HIGHWAY 183 SOUTH AND 4301-4621 NORWOOD LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT FOR TRACTS ONE AND TWO AND GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT FOR TRACT THREE.

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 districts on the property described in Zoning Case No.C14-03-0013, on file at the Neighborhood Planning and Zoning Department, as follows:

Tracts One and Two: From single family residence standard lot-neighborhood plan (SF-2-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district.

A 0.56 acre tract of land, more or less, out of the Santiago del Valle Grant, in Travis County, Texas, and

Lots 21-31 and 31a, Blue Bonnet Gardens Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 261, of the Plat Records of Travis County, Texas, and

Tract Three: From single family residence standard lot-neighborhood plan (SF-2-NP) combining district to general commercial services-neighborhood plan (CS-NP) combining district.

Lots 32-43, Blue Bonnet Gardens Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 161, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 4300-4508 U.S. Highway 183 South and 4301-4621 Norwood Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

Exhibit B

PART 2. The Property is subject to Ordinance No. 021010-12c that established the Southeast neighborhood plan combining district.

PART 3. The Property identified as Tracts One and Two within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of Tracts One and Two:

Agricultural sales and services
Construction sales and services
Equipment repair services
Kennels
Vehicle storage
Transportation terminal
Duplex residential
Single family attached residential
Townhouse residential

Building maintenance services
Drop-off recycling collection facility
Equipment sales
Laundry services
Limited warehousing and distribution
Bed and breakfast residential (Groups I & II)
Multifamily residential
Small lot single family residential

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

PART 4. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on May 5, 2003.


PASSED AND APPROVED

_____, April 24, 2003

§
§
§


Gustavo L. Garcia *Mayor Pro*
Mayor *Tem*

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



CASE #: C14-03-0013

DATE: 03-04

INTLS: SM

L15 M15

August 30, 2022

Ms. Rosie Trulove
Housing & Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning of 4603, 4605, 4611 Norwood Lane, SE Norwood CO Amendment

Dear Ms. Trulove:

On behalf of the Owner of the properties referenced above, we respectfully submit the enclosed rezoning application package. The properties of 4603 & 4605 Norwood Lane are legally platted as Lots 21 & 22 of the Bluebonnet Gardens Subdivision. The property at 4611 Norwood Lane is a portion of Lots 19 & 20 of Bluebonnet Gardens Subdivision. The three tracts of land total 1.874 acres located in the City of Austin Full Purpose Jurisdiction and is within the boundaries of the Southeast Combined Neighborhood Planning Area.

The properties have CS-MU-CO-NP zoning, and the request is to modify a condition of zoning established per Ord. No. 030424-28. Specifically, the request is to remove *Construction Sales & Service* use from the list of prohibited uses in PART 3 of the ordinance. The subject properties are part of a larger development proposal for a Construction Sales & Service “yard” to include mostly open-air storage of construction/building materials.

The FLUM for this tract is *Mixed Use* which permits CS zoning as well as the desired use of *Construction Sales & Service* use. The entire block of Norwood Lane is within the Airport Overlay-3 and much of the land in the general area has industrial/warehouse type uses that are appropriate and compatible for being in the AO-3 overlay. For these reasons, we respectfully request Staff support for the rezoning request.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

A handwritten signature in black ink, consisting of several overlapping loops and a trailing flourish.

Victoria Haase

cc: Wendy Rhoades, Housing & Planning Department (*via electronic delivery*)