

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 09/01/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0106 - West Congress Neighborhood Planning Area Rezoning, Pleasant Hill Subdistrict - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the Pleasant Hill Subdistrict and generally described as the properties bounded by the northern boundary of the Pleasant Hill Addition Subdivision on the north, South Congress Avenue on the east, West Stassney Lane on the south, and properties fronting Mockingbird Lane on the west (Williamson Creek Watershed). The proposed zoning change will create a Neighborhood Plan Combining District (NPCD) covering the entire subdistrict. Under the proposed Pleasant Hill subdistrict, "Small Lot Amnesty" special use and "Impervious Cover and Parking Placement Restrictions" and "Prohibiting Parking in the Front Yard" zoning regulations are proposed. "Secondary Apartment" special use and "Garage Placement" and "Front Porch Setback" zoning regulations are proposed for the Pleasant Hill subdistrict. The "Neighborhood Mixed-Use Building" special use is being proposed for tracts 18, 22, 23a, 23b, 25-28, 30-32 and 35. The proposed zoning change will also change the base district zoning on 12 tracts of land and the City Council may approve a zoning change to any of the following: rural residence (RR) district zoning; single family residence large lot (SF-1) district zoning; single family residence standard lot (SF-2) district zoning; family residence (SF-3); single family residence small lot (SF-4A) district zoning; single family residence condominium site (SF-4B) district zoning; urban family residence (SF-5) district zoning; townhouse & condominium residence (SF-6) district zoning; multi-family residence limited density (MF-1) district zoning; multi-family residence low density (MF-2) district zoning; multi-family residence medium density (MF-3) district zoning; multi-family residence moderate-high density (MF-4) district zoning; multi-family residence high density (MF-5) district zoning; multi-family residence highest density (MF-6) district zoning; mobile home residence (MH) district zoning; neighborhood office (NO) district zoning; limited office (LO) district zoning; general office (GO) district zoning; commercial recreation (CR) district zoning; neighborhood commercial (LR) district zoning; community commercial (GR) district zoning; warehouse/limited office (W/LO) district zoning; general commercial services (CS) district zoning; commercial-liquor sales (CS-1) district zoning; commercial highway (CH) district zoning; industrial park (IP) district zoning; major industrial (MI) district zoning; limited industrial services (LI) district zoning; research and development (R&D) district zoning; development reserve (DR) district zoning; agricultural (AG) district zoning; planned unit development (PUD) district zoning; historic (H) district zoning; and public (P) district zoning. A conditional overlay (CO), planned development area overlay (PDA), mixed use (MU) combining district overlay; neighborhood conservation combining district (NCCD); or neighborhood plan special use (NP) may also be added to these zoning base districts. Planning Commission Recommendation: To grant the request. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Mark Walters, 974-7695.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0106 – West Congress NPCD

P.C. DATE: July 26, 2005

AREA: 375.24 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Alex Koenig

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Wendy Walsh

INTEREST LIST: Please refer to Attachment 2.

NEIGHBORHOOD ORGANIZATIONS:

9 – Battle Bend Springs Association
26 – Far South Austin Community Association
170 – Fairview Estates Neighborhood Association
352 – Greenwood Hills – Colonial Park Neighborhood Association
511 – Austin Neighborhoods Council

AREA OF PROPOSED ZONING CHANGES: The West Congress Neighborhood Plan area is bounded on the north by Ben White Boulevard, on the east by Congress Avenue, on the south by Stassney Lane, and on the west by South First Street. Please refer to Exhibits A, B, C and D.

AREA STUDY: South Congress Combined Neighborhood Planning Area (West Congress)

TIA: Is not required

WATERSHEDS: West Bouldin Creek
East Bouldin Creek
Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: No

SCHOOLS:

Pleasant Hill Elementary School
Bedichek Middle School
Crockett High School

St. Elmo Elementary School

SUMMARY STAFF RECOMMENDATION:

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the 37 tracts, the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the proposed zoning base district follows the list.

LIST OF ATTACHMENTS:

- Attachment 1:** A) Description of proposed Base Districts;
 B) Neighborhood Special Uses – Small Lot Amnesty, Cottage Lot, Urban Home, Secondary Units, Corner Store, Residential Infill, Mixed Use Building and Neighborhood Urban Center;
 C) Neighborhood Design Tools – Parking Placement and Impervious Cover Restrictions, Garage Placement, and Front Porch Setback; and
 D) Prohibiting Parking in the Front Yard
- Attachment 2:** Interest List
- Attachment 3:** Tract Map; List of Property Addresses and Base District Changes
- Attachment 4:** List of proposed Conditional Overlays and Planned Development Area Requirements
- Attachment 5:** Subdistricts and Infill Options

RELATED CASES:

NP-05-0020 – South Congress Combined Neighborhood Planning Area

C14-05-0106 – West Congress Neighborhood Planning Area Rezoning

C14-05-0107 – East Congress Neighborhood Planning Area Rezoning

PLANNING COMMISSION RECOMMENDATION:

July 26, 2005: *APPROVE NEIGHBORHOOD PLAN AND ASSOCIATED REZONINGS*
VOTE: 7-0 (D. SULLIVAN - 1st, J. M. CORTEZ - 2nd; C. MEDLIN - ABSENT)

AND THE FOLLOWING CHANGES:

AMENDMENT #1: *Increase permitted residential density on Tract 203 from 12 units/acre to 17 units/acre.*

VOTE: Approve (J. REDDY - 1st, J. M. CORTEZ - 2nd; C. MEDLIN - ABSENT)

AMENDMENT #2: *Amend the future land use map to show mixed-use for the tract next to St. Elmo, Industrial and Terry O. Initiate zoning for the tract to allow height of 90 feet and LI-PDA zoning.*

VOTE: Approve (J.M. CORTEZ - 1st, J. REDDY - 2nd; C. MEDLIN - ABSENT)

AMENDMENT #3: Remove impervious cover restriction in North Bluff area

VOTE: Approve (J. REDDY - 1st, D. SULLIVAN - 2nd; C. MEDLIN - ABSENT)

AMENDMENT #4: The zoning for the four lots that abut mixed-use zoning on South Congress and Stassney should be changed as follows: Tract 18 to go to staff recommended SF-5, Tract 24 to leave existing SF-2 zoning in place and change future land use map to single-family, Tract 22, 23A, and 30 to go to staff recommended zoning but with conditional overlay that requires 30 foot natural vegetative buffer.

VOTE: Approve (D. SULLIVAN - 1st, K. JACKSON - 2nd; C. MEDLIN - ABSENT)

ISSUES: None at this time.

CITY COUNCIL DATE: August 18, 2005

ACTION: Approved the West Congress Neighborhood Plan Combining District zoning ordinance as recommended by the Planning Commission, on all 3 Readings, WITH THE EXCEPTION OF the Pleasant Hill Subdistrict and Postponement of the rezoning of the base districts for the following tracts until September 1, 2005, as requested by the Neighborhood: 18, 22, 23a, 23b, 25, 26, 27, 28, 30, 31, 32 and 35 (7-0).

ORDINANCE READINGS: 1st August 18, 2005 2nd August 18, 2005 3rd August 18, 2005

ORDINANCE NUMBER: 20050818-Z003

Pleasant Hill Subdistrict:

CITY COUNCIL DATE: September 1, 2005

ACTION: .

ORDINANCE READINGS: 1st

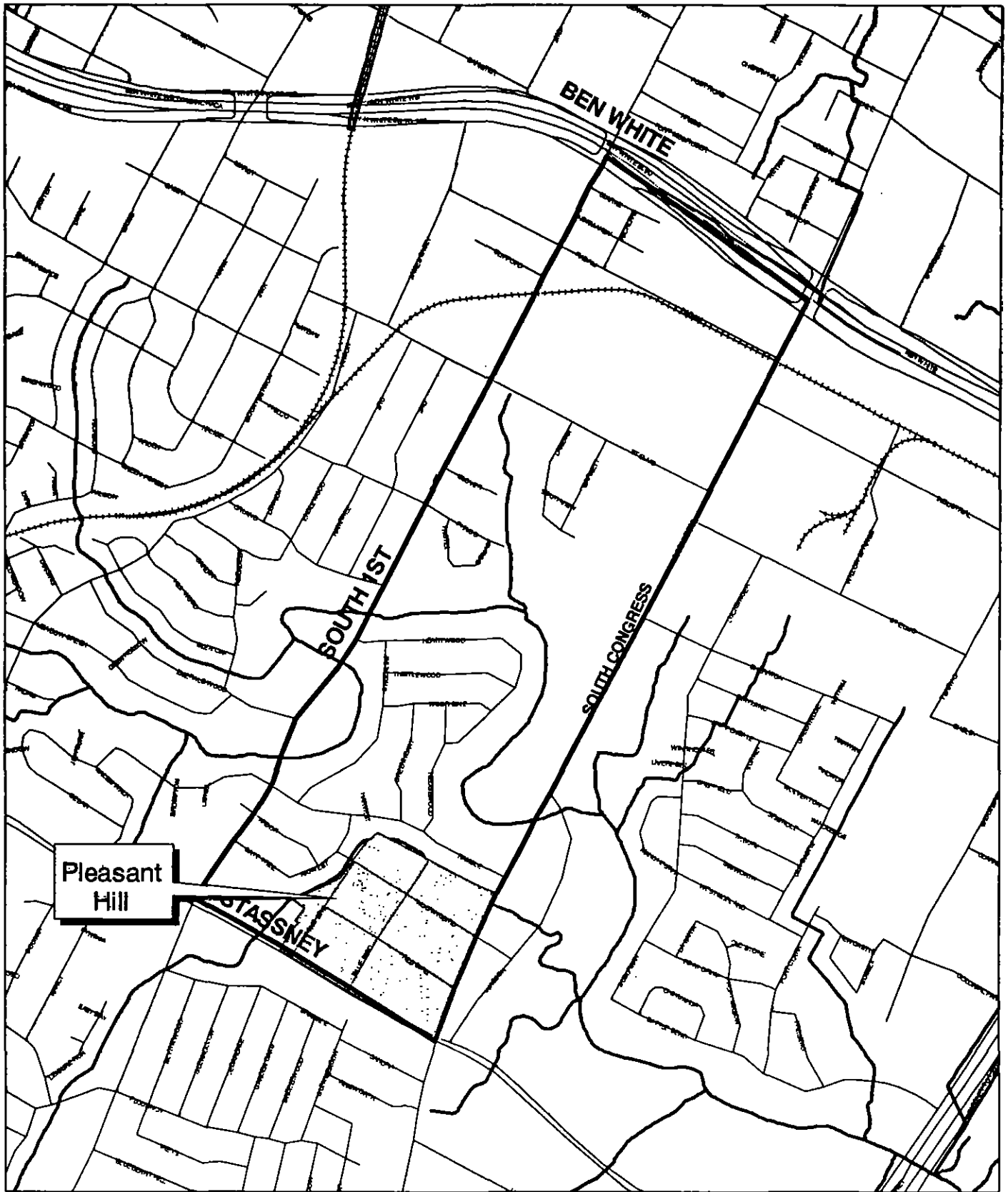
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us


PHONE: 974-7719














West Congress Neighborhood Planning Area: Subdistricts

CASE #
C-14-05-0106

South Congress Combined
Neighborhood Planning Area:
Future Land Use Map Amendment -
Pleasant Hill Subdistrict
September 1, 2005

 Pleasant Hill Subdistrict Boundary

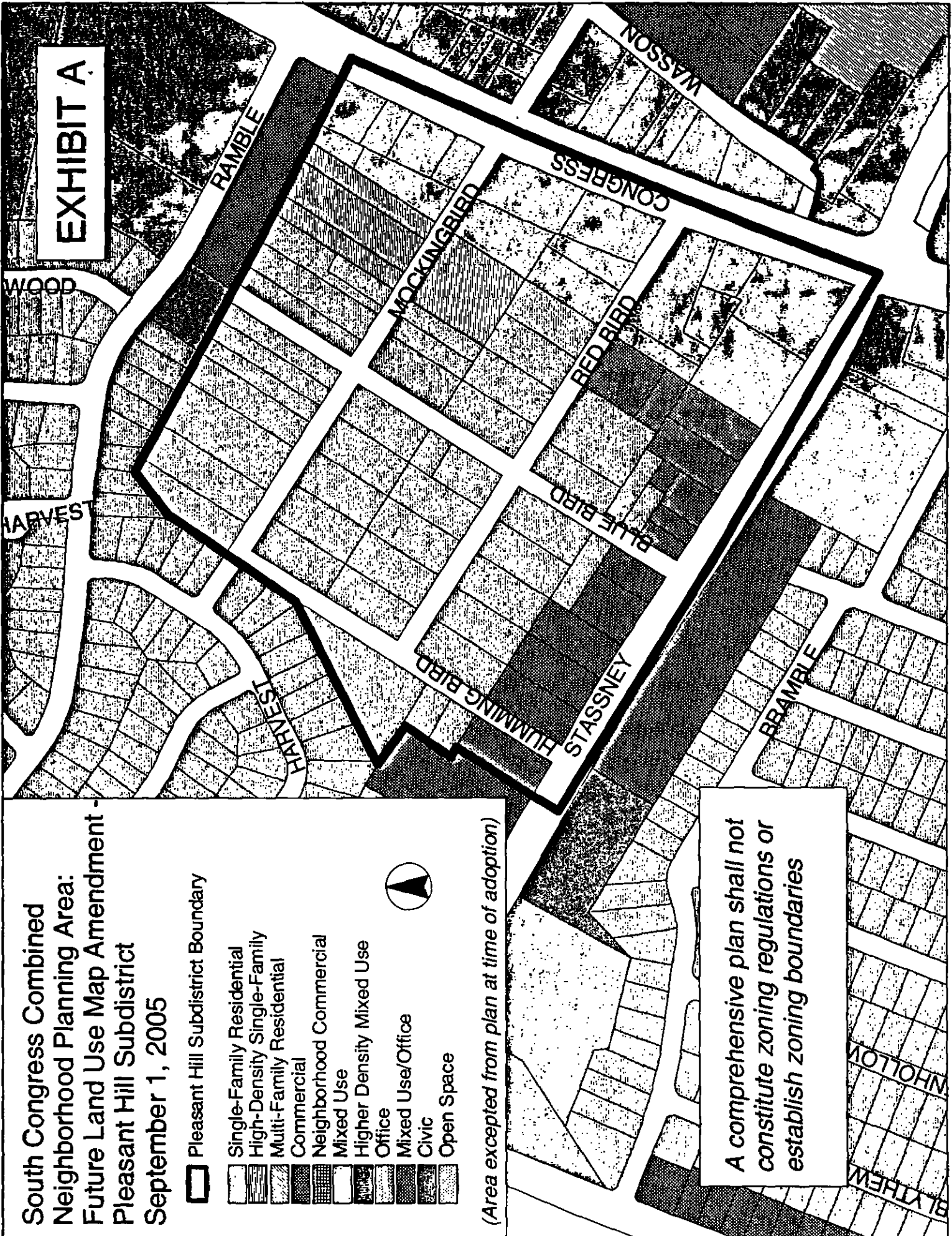
-  Single-Family Residential
-  High-Density Single-Family
-  Multi-Family Residential
-  Commercial
-  Neighborhood Commercial
-  Mixed Use
-  Higher Density Mixed Use
-  Office
-  Mixed Use/Office
-  Civic
-  Open Space

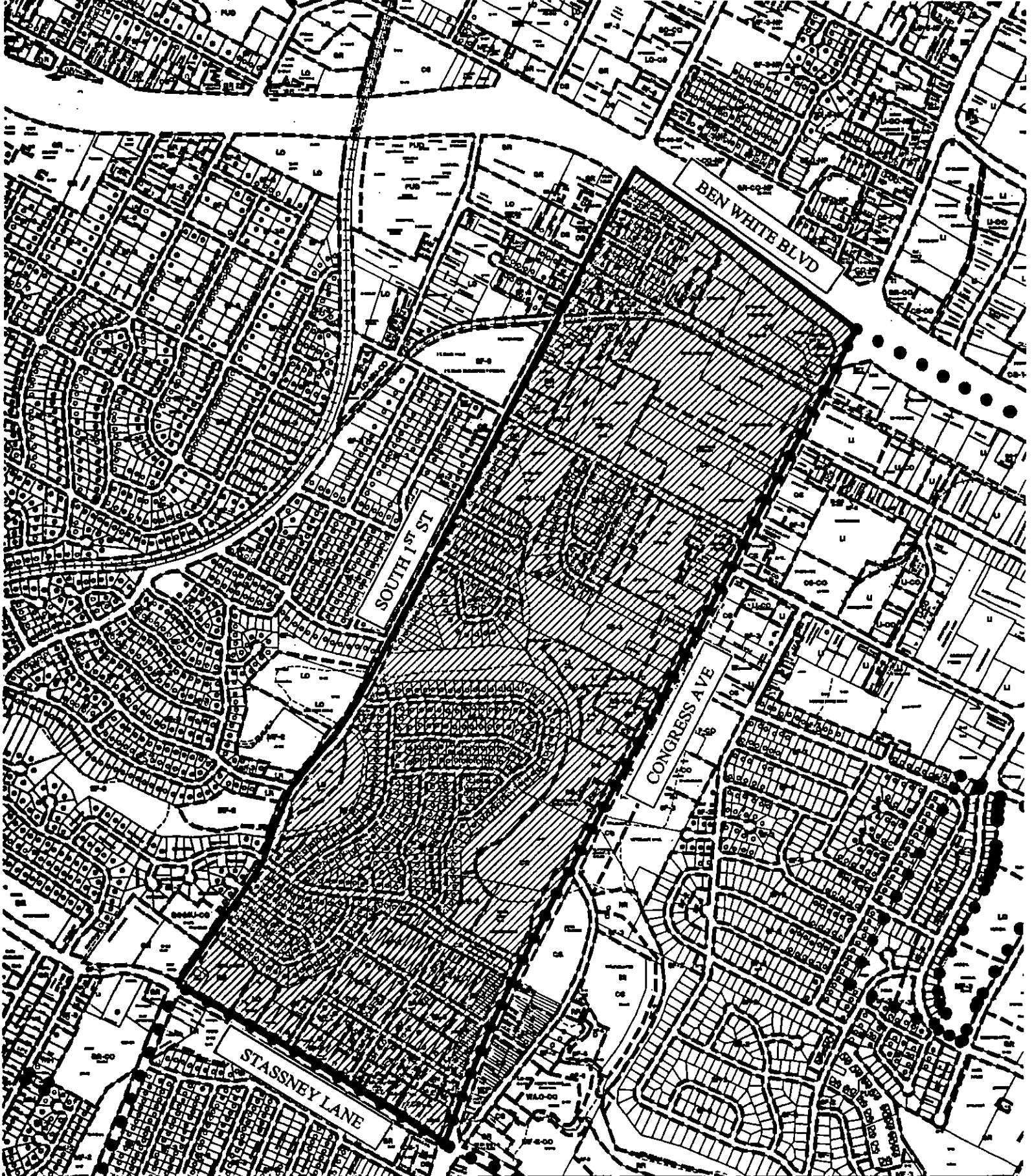




(Area excepted from plan at time of adoption)

A comprehensive plan shall not
constitute zoning regulations or
establish zoning boundaries

EXHIBIT A





 1" = 1000'	SUBJECT TRACT		ZONING	EXHIBIT A	CITY GRID REFERENCE NUMBER G & H17-18
	PENDING CASE			
	ZONING BOUNDARY	-----			
	CASE MGR: W. WALSH				
	CASE #: C14-05-0106				
ADDRESS: WEST CONGRESS			DATE: 05-07		
NEIGHBORHOOD PLANING AREA					
SUBJECT AREA (acres): N/A			INTLS: SM		

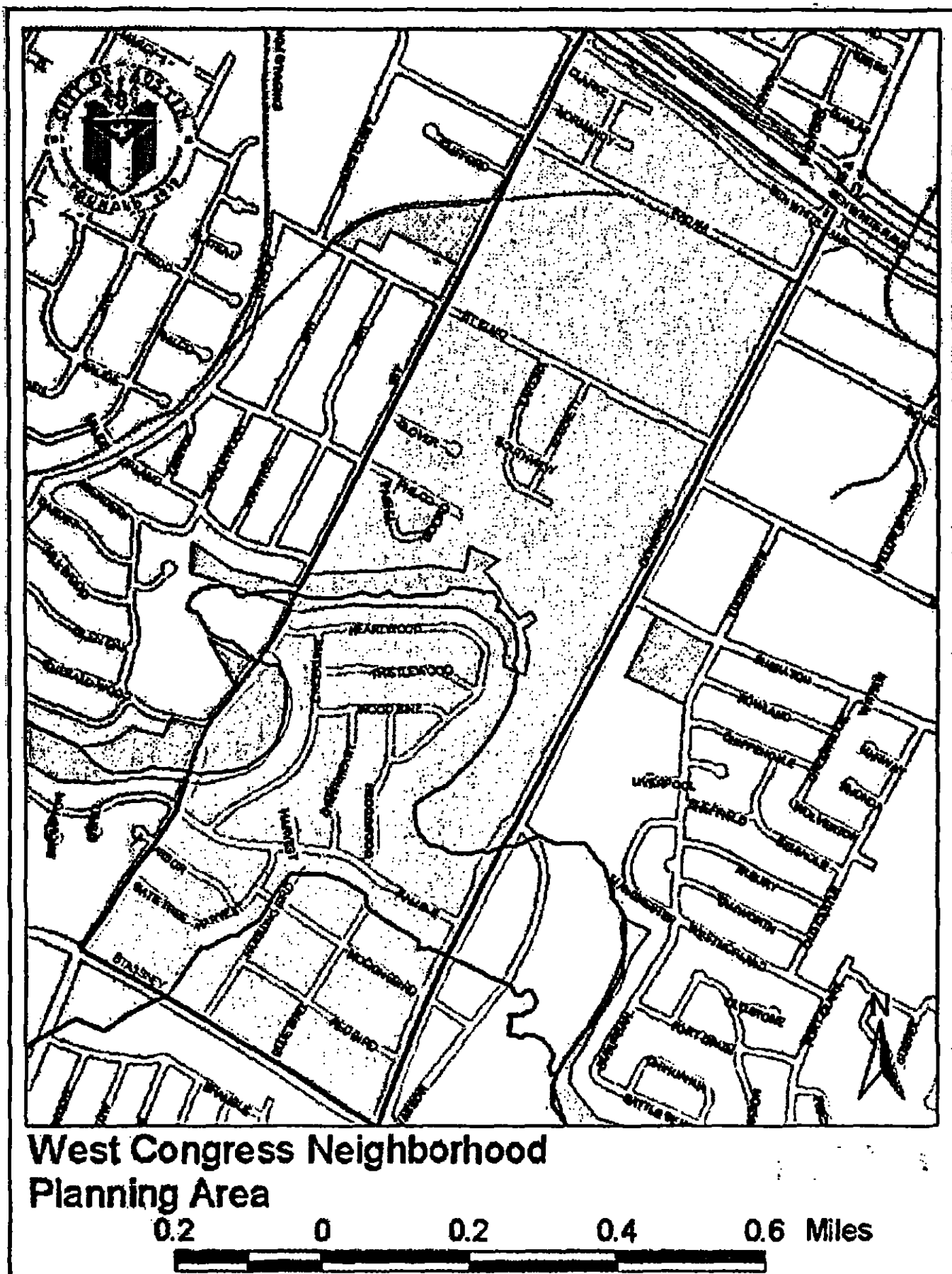
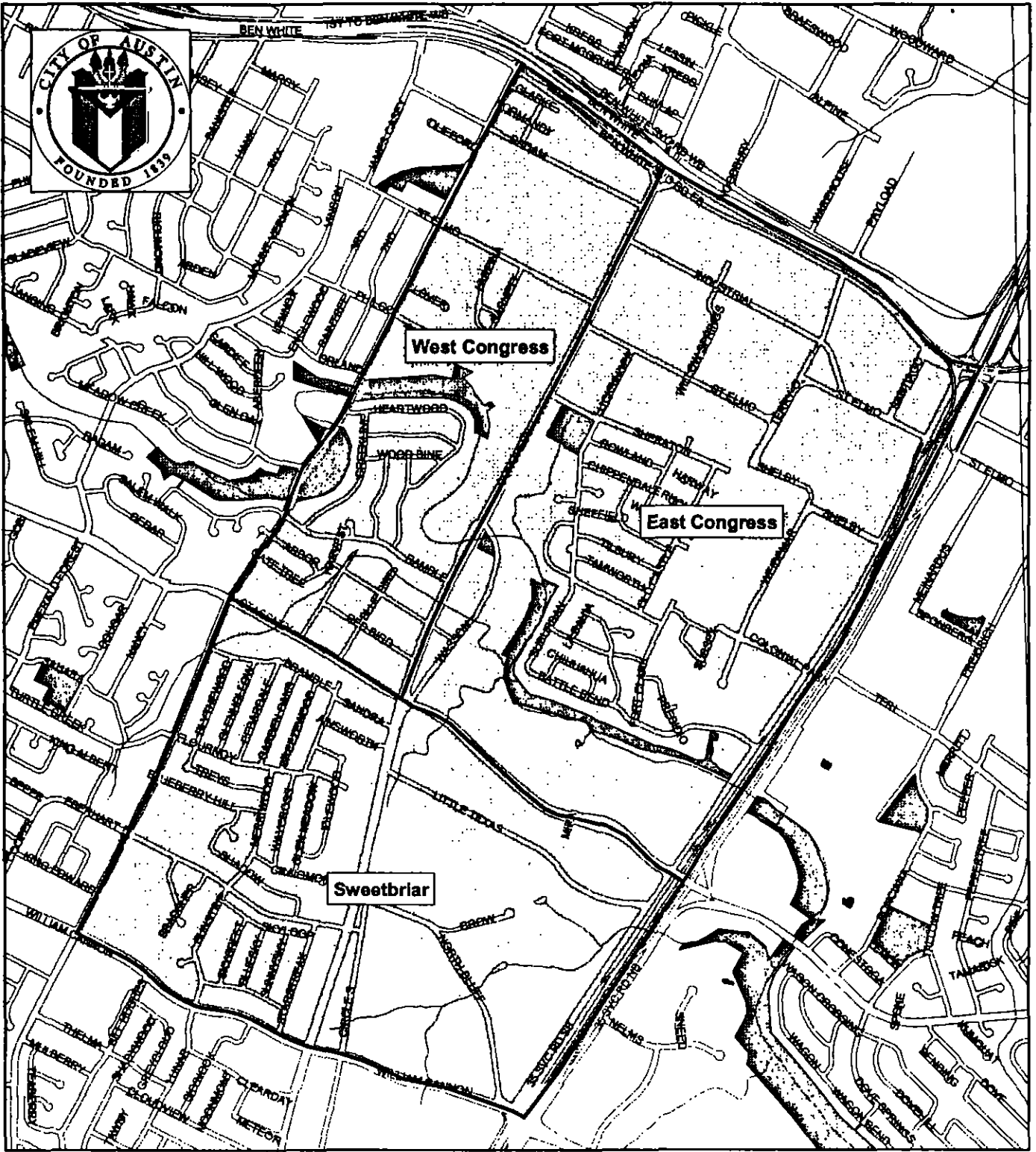


Exhibit B



South Congress Combined Neighborhood Planning Area

Legend

- | | |
|--------------|---------------|
| Park | Planning Area |
| Creek | Street |
| Lake or Pond | |

0 2,500 5,000 Feet

EXHIBIT C



STAFF RECOMMENDATION

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the 37 tracts, the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the zoning base district follows the list.

BACKGROUND

At the direction of the Austin City Council, Neighborhood Planning staff began working to develop a combined neighborhood plan of the South Congress Combined in March 2004. Following a kickoff meeting, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for 17 months.

The plan's goals, objectives, and action items were developed at numerous South Congress Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning case.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP may modify the base district of an individual parcel within the neighborhood to allow for the following special uses – Small Lot Amnesty, Cottage Lot, Urban Home, Secondary Units, Corner Store, Residential Infill, Mixed Use Building and Neighborhood Urban Center; and design tools – Parking Placement and Impervious Cover Restrictions, Garage Placement, and Front Porch Setback.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The Staff's basis for recommendation is derived from the goals and objectives for land use as described in the South Congress Combined Neighborhood Plan:

GOAL ONE

Enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.

Objective 1.1

New development should be compatibly scaled when adjacent to residential uses.

Objective 1.2

Prevent commercial encroachment into neighborhoods.

Objective 1.3

Preserve the character of single-family neighborhoods.

Objective 1.4

Limit the negative effects of industrial and commercial land uses on adjacent neighborhoods.

Objective 1.5

Retain the scenic nature the North Bluff Drive/Crow Lane area.

Objective 1.6

Preserve affordable housing options.

GOAL TWO

South Congress Avenue should become a more vibrant accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

Objective 2.1

Create incentives and programs to promote a pedestrian-oriented corridor.

Objective 2.2

Improve the infrastructure along South Congress Avenue to make it pedestrian friendly.

Objective 2.3

Commercial and mixed-use development along South Congress Avenue should not adversely affect adjacent neighborhoods.

GOAL THREE

Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

Objective 3.1

Encourage quality redevelopment along the eastbound frontage road of Ben White Boulevard.

Objective 3.2

The frontage road of Interstate Highway 35 should continue as a "motor mile."

Objective 3.3

New development along Stassney Lane between Interstate Highway 35 and South Congress Avenue should be more pedestrian-friendly.

Objective 3.4

Stassney Lane from South Congress Avenue to South 1st Street should transition from the larger-scaled commercial areas east of South Congress Avenue to more neighborhood-scaled areas to the west.

Objective 3.5

The intersection of the Stassney Lane and South 1st Street should become a neighborhood-serving commercial area.

Objective 3.7

The intersection of William Cannon Drive and the frontage road of IH 35 should serve the needs of travelers as well as those of residents.

Objective 3.8

The intersection of William Cannon Drive and South 1st Street should become more pedestrian-friendly.

Objective 3.9

The commercial corridor along South 1st Street between Ben White Boulevard and St. Elmo Road should retain its relatively modest scale and allow for a variety of local-serving uses.

Objective 3.10

The intersection of Stassney Lane and South 1st Street should become a mixed-use intersection.

Objective 3.11

Promote low-intensity mixed-use development along South 1st Street between Blueberry Hill and Bramble Road.

Objective 3.12

The St. Elmo Industrial District should be preserved and enhanced where appropriate.

EXISTING CONDITIONS**Zoning and Land Use****Existing Land Use:**

Single Family	30 %
Higher Density S.F.	<1 %
Multi-Family	8 %
Mobile Home	1 %
Commercial	22 %
Office	<1 %
Industrial	11 %
Civic	4 %
Open Space	4 %
Undeveloped	20 %

Existing Zoning:

Single Family	43 %
Higher Density Single Family	1 %
Multi-Family	6 %
Mobile Home	<1%
Commercial	23 %
Office	2 %
Industrial	19 %
Public	1 %
Planned Unit Development	5 %

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Environmental

This neighborhood lies within both the East Bouldin Creek and Williamson Creek watersheds of the Colorado River Basin, which are classified as Urban and Suburban watersheds, respectively, by Chapter 25-8 of the City's Land Development Code. Both of these watersheds lie within the Desired Development Zone and are not located over the Edward's Aquifer Recharge Zone.

The majority of the site is in the Williamson Creek Watershed. Under current watershed regulations, development or redevelopment in this neighborhood is subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% 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%

In the portion of the neighborhood that lies within the East Bouldin Creek watershed, impervious cover is not limited by watershed regulations; therefore the zoning district impervious cover limits apply.

Williamson Creek and the corresponding floodplain transect this neighborhood planning area. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

In the Williamson Creek Watershed, under current watershed regulations, development or redevelopment in this area will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

In the East Bouldin Creek Watershed, on-site structural water quality controls are required (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, as well as detention for the two-year storm.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Abutting Streets

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
Stassney Lane	Varies	Varies	Arterial	Yes	No	Route #76
IH-35	400 feet	Varies	Arterial	No	No	No
William Cannon Drive	120 feet	2 @ 36 feet	Arterial	Yes	Route #33	Route #80
South First Street	90 feet	Varies	Arterial	Yes	Route #10	No
Congress Avenue	120 feet	Varies	Arterial	No	Route #13	Route #47

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

Purpose Statement For Zoning Base Districts And Other Definitions

SF-2 Single-Family Residence district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

SF-3 Single-Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

MF-2 Multifamily Residence Low Density district is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

MF-3 Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

MF-4 Multifamily Residence Moderate-High Density district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

MH Mobile Home Residence district is intended to provide locations for development of mobile home residence parks and mobile home subdivisions, with standards that ensure a residential environment and compatibility with adjoining family residence neighborhoods.

LO Limited Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods. Site development regulations and performance standards are intended to ensure that uses will be compatible and complementary in scale and appearance with a residential environment.

LR Neighborhood Commercial district is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood.

GR Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

W/LO Warehouse Limited Office district is intended predominately for office and warehousing activities promoting trades and similar businesses not necessarily requiring high visibility and having low or moderate trip generation.

CS General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

CS-1 Commercial-Liquor Sales district is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

LI Limited Industrial services district is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

P Public district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

NPCD Neighborhood Plan Combining District is a combining district, or zoning overlay, that is used to implement a neighborhood plan that has been adopted by City Council and to allow certain special "infill" options. The term infill refers to "filling in" vacant parcels of land within a neighborhood. These infill options are only available when approved as part of a Neighborhood Plan Combining District (NPCD). Each adopted Neighborhood Plan area is able to establish its own NPCD.

Attachment 1

For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide. The infill options available in the NPCD are: Cottage Lots, Urban Homes, Secondary Apartments (*Garage Apartment or Granny Flat*), Small Lot Amnesty, Residential Infill, Neighborhood Mixed Use Buildings, Neighborhood Urban Center, and Corner Stores.

PUD Planned Unit Development District is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater design flexibility.

PDA Planned Development Area combining district is intended for combination with selected commercial and industrial base districts, in order to modify base district provisions as necessary to allow for appropriate industrial and commercial uses or to reflect the terms of a Planned Development Area agreement following annexation of properties subject to such an agreement.

Neighborhood Special Uses/Neighborhood Design Tools/Prohibiting Parking in the Front Yard

Neighborhood Special Uses

The following special uses are being recommended as part of the South Congress Combined Neighborhood Plan. They are optional uses granted in addition to the uses allowed in the base-zoning district. They may be applied area or subdistrict wide or to a specific site.

Small Lot Amnesty (area or subdistrict wide)

Small lot amnesty means permitting construction of new single family homes or major renovation of existing single family homes on existing single family lots that do not meet current minimum standards.

The Small Lot Amnesty would permit existing lots that have a minimum of 2,500 square feet to be developed with new single-family homes. Special site development standards would apply to ensure new homes are compatible with existing homes. This applies only to existing lots.

Cottage Lot (area or subdistrict wide)

The Cottage Lot special use permits new, detached single-family homes on lots with a minimum area of 2,500 square feet and a minimum width of 30 feet. If chosen, the cottage lot is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts.

Urban Home (area or subdistrict wide)

The Urban Home special use permits new, detached single-family homes on lots with a minimum area of 3,500 square feet and a minimum width of 40 feet. The urban home is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts.

Secondary Units (area or subdistrict wide)

The Secondary Apartment special use permits a second dwelling unit 850 square feet or less in size on a lot with a minimum area of 5,750 square feet. If chosen, this accessory unit is permitted in SF-1 through SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. Currently, a second unit with similar regulations as the secondary apartment is permitted city-wide on lots at least 7,000 square feet in the SF-3, SF-5 through MF-6 zoning districts. Choosing the secondary apartment special use opens up the opportunity for homeowners with lot sizes between 5,750 square feet and 7,000 square feet and those in the SF-1 and SF-2 zoning districts to build a second unit.

Corner Store (area or subdistrict wide)

The Corner Store special use permits a small retail use on a residentially zoned property within a neighborhood. If chosen, the corner store is permitted at intersections in the SF-3 through SF-6 and MF-1 through MF-6 zoning districts. Only small-scale local-serving commercial uses are allowed. A Corner Store may not be approved within 600 feet of another Corner Store and operating hours are limited to 6am to 11pm.

Residential Infill (specific site)

The Residential Infill special use requires a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. If chosen, this special use is applied to specific properties of at least two acres in the SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. For a proposed Residential Infill development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission.

Mixed Use Building (specific site)

A Mixed Use Building is a structure located in a commercial zoning district that has commercial or retail uses on the ground floor and residential units on one or more upper floors. The standards for the Mixed Use Building require pedestrian-oriented design. For example, buildings must be built closer to the street, and parking must be located to the rear of the building. A Mixed Use Building may contain dwelling units in not more than 50% of the gross floor area of the ground floor.

Neighborhood Urban Center (specific site)

Neighborhood Urban Center refers to the redevelopment of an existing retail or commercial center, or development of a vacant site, into a mixed use, pedestrian and transit-oriented center. The Neighborhood Urban Center would permit residential, multi-family, commercial and retail uses on certain sites with commercial zoning.

The Neighborhood Urban Center includes limits on how much of each type of development may occur. The goal of these standards is to ensure compatibility with existing neighborhoods while permitting flexibility in project design. The minimum standards for various land uses in a Neighborhood Urban Center are:

Residential Uses	25% of Total Building Area
Commercial Uses	10% of Total Building Area
Open Space	10-20% depending on total site area

Neighborhood Design Tools

The following design tools are being recommended as part of the South Congress Combined Neighborhood Plan. Once adopted, the "Parking Placement and Impervious Cover Restrictions" and Garage Placement" design tools are mandatory for all new residential construction and whenever there is a change of use (e.g., from single-family use to two-family use). The "Front Porch Setback" design tool is optional.

Parking Placement and Impervious Cover Restrictions

The parking placement and impervious cover restrictions limit the number of parking spaces and the amount of impervious cover to be constructed in the front yard. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).
2. No more than 4 parking spaces may be located in a front yard, or, in the case of a corner lot, no more than 4 parking spaces may be located in the front and side-street yards combined.

Garage Placement

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development emphasizes residential façades and minimizes the parking structure aesthetics dominating single-family residential use of a property. It also allows for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur. This option allows for a side entry parking structure, which will accommodate residential design along the front wall.

For a Single-Family, Two-Family, or Duplex Residential Use:

1. Garages and carports must be located flush with the front façade, or behind the front façade of the house.
2. If a garage or carport is located less than 20 feet behind the front façade of the house, its width may not exceed 50% of the width of the house.

No maximum width is established for garages or carports that are 20 feet or more behind the front façade of the house, or for those that have side or rear entrances.

Front Porch Setback

Covered and uncovered Front Porches (defined as open-sided porches connected directly with the front entrance to a residence, and with a permanent, exterior flooring material) shall henceforth be allowed to within 15 feet of the front property line. Roof overhangs and porch steps may extend an additional 24" toward the front property line. Structural columns (but not walls) are allowed within the footprint of the porch.

Prohibiting Parking in the Front Yard

Parking of automobiles on unpaved areas in the front yard will become prohibited.

7

Attachment 2

South Congress Combined Neighborhood Planning Area Interest List

Last Name	First Name	Title	City	Address	City	ST	Zip	Phone	Mobile	Home	Work	Fax	Other
30 Bush	Philip	Bush	Austin	710 Industrial Blvd	Austin	TX	78700						
31 Bush	David		Austin	421 North Bluff	Austin	TX	78745						
32 Butler	Dr. and Mrs. Ernest		Austin	7001 Rueding Rd	Austin	TX	78731						
33 Butler	Sarah		Austin	613 Industrial	Austin	TX	78745						
34 Byrd	Monly		Austin	313 Rowland Dr.	Austin	TX	78745						
35 Caldwell	Dorell		Austin	210 Starbright Dr	Austin	TX	78745						
36 Campbell	Christina		Austin	6008 Wagon Train Rd	Austin	TX	78749						
37 Carey	Honore		Austin		Austin	TX							
38 Carlett	Tim and Mary Jane		Austin		Austin	TX							
39 Carlett	Mary Jane		Austin		Austin	TX							
40 Carroll	Chuck		Austin	3103 Bea Cave Road- Suite 300	Austin	TX	78746						
41 Carter	Graham		Austin	1717 W. 6th St. Suite 300	Austin	TX	78703						
42 Castro	Carla		Austin	4705 Old Castle Rd	Austin	TX	78745						
43 Causley	Diane		Austin	504 Harvey Court	Austin	TX	78745						
44 Chang	Jessie		Austin	4114 Hycrest Dr.	Austin	TX	78759						
45 Chiles	Tala		Austin	1516 Capital of TX Hwy S.	Austin	TX	78746						
46 Clay	Christopher		Austin	508 Tarnworth	Austin	TX	78745						
47 Clow	E.J.		Austin		Austin	TX							
48 Cooke	Jessie "Coco"		Austin	1221 So. McPhee #100	Austin	TX	78746						
49 Collins	Bob		Austin	509 Oakland	Austin	TX	78703						
50 Cole	Bob		Austin	4700 S Congress	Austin	TX	78745						
51 Cole	Kelly and Peggy J.		Austin	4621 S. 1st St.	Austin	TX	78745						
52 Cole	John S.		Austin	PO Box 17546	Austin	TX	78760						

South Congress Combined Neighborhood Planning Area Interest List

Last Name	First Name	Title	Organization	Address	City	ST	Zip
53	Cole						
54	Connolly	Peggy J.		4101 Tarnworth Ave.	Austin	TX	78745
55	Cook	Joe		1717 West 6th Street, Suite 100	Austin	Texas	78703
56	Cook	Lewis		5803 Breewood Drive	Austin	TX	78745
57	Cordy	Alison		5114 Greenheart Dr	Austin	TX	78745
58	Costello	Joanna					
59	Costello	Joan		5106 Fort Mason	Austin	TX	78745
60	De La Rosa	Pearl		P.O. Box 151184	Austin	TX	78745
61	Dodson	Don		P.O. Box 8138	Austin	TX	78705
62	Douglas	Justin		5031 Fort Clark Drive	Austin	TX	78745-2435
63	Drake	Brooks		8433 Aiden Lane	Austin	TX	78788
64	Driggs	Henry		PO Box 3449	Austin	TX	78784
65	Duke	Perry		4808 Manchester Circle	Austin	TX	78745
66	Estee	Patrick		306 Rowland Drive	Austin	TX	78745
67	Edmond	Betty					
68	Edwards	Brad		6401 Cooper Lane	Austin	TX	78745
69	Edwards	Felix, Estrella and Michael		2910 E. 5th St.	Austin	TX	78702
70	Edwards	Michael		5509 Blue Bird Ln.	Austin	TX	78745
71	Evans	Linda					
72	Falvey	Garth		5304 Suburban Dr.	Austin	TX	78748
73	Felder	Bill		405 Battle Bend Blvd.	Austin	TX	78745
74	Fisher	Jim		8404 Blue Sky Hwy	Austin	TX	78745
75	Fisher	Sue		206 Skyloop Dr.	Austin	TX	78745
76	Frazier	Jac Ito		5328 B	Austin	TX	78745-2324
77	Gabala Furniture	Christina		4920 Manchester Cir	Austin	TX	78745
78	Gage			440 E. St. Elmo	Austin	TX	78745
79	Garcia	Cynthia		4403 Laredo Drive	Austin	Texas	78745
80	Garcia	Lozano		401 Clover Ct.			78745
81	Garcia	Henry					
82	Garcia	Jose M.		P.O. Box 40287	Austin	TX	78704
83	Garcia			8410 Sunrise Dr	Austin	TX	78745

South Congress Combined Neighborhood Planning Area Interest List

Lead Name	First Name	Title	Property Address	City	ST	Zip	Phone	Fax	Mobile	Home	Work	Other
82 Gary	Robin											
83 Gaudin	Daniel and Jean											
84 Gaudin	Jean		500 N Bluff Dr	Austin	TX	78745						
85 Gaudin	Barbara											
86 Gaudin	James Eric		5204 Suburban Dr	Austin	TX	78745						
87 Gaudin	Greta		5808 Rhyewood drive	Austin	TX	78745						
88 Gaudin	Alicia		3001 Dancy Street	Austin	TX	78722						
			6008 Glen Meadows	Austin	TX	78745						
89 Gaudin	Nash		P.O. Box 8007	Austin	TX	78786						
90 Gaudin	Dean		4504 S. Congress	Austin	TX	78745						
91 Gaudin	Toye		5108 Fort Mason Drive	Austin	TX	78745						
92 Gaudin	Patty		510 Arbor Ln	Austin	TX	78745						
93 Gaudin	Stanley		PO Box 150087	Austin	Texas	78715						
94 Gaudin	Gloria		505 Wolferton Dr.	Austin	TX	78745						
95 Gaudin	Philip		10824 Olympic Fields Loop	Austin	TX	78747						
96 Gaudin	Colles		507 N Bluff Dr	Austin	TX	78745						
97 Gaudin	Jerrald & Irene		8500 Starbroad Dr.	Austin	Texas	78745						
98 Gaudin	Irene											
99 Gaudin	Bill	General Manager	508 E. Ben White Blvd	Austin	TX	78745						
100 Gaudin	Steve		8338 Bee Caves Road Sub	Austin	TX	78748						
101 Gaudin	Susan		1704 1/2 S. Congress Ave.	Austin	TX	78704						
102 Gaudin	William		300 Red Bird Ln									
103 Gaudin	George		8409 Brader Dr	Austin	TX	78745						
104 Gaudin	Michael		401 Little Texas Ln #2710	Austin	TX	78745						
105 Gaudin	R. Lee		PO Box 144451	Austin	Texas	78714						
106 Gaudin	Vicky H.		300 Tannock Ave	Austin	TX	78745						
107 Gaudin	Ronny		5308 Harvest Ln.	Austin	TX	78745						
108 Gaudin	Linda		810 Sussex Dr.	Austin	TX	78745						

South Congress Combined Neighborhood Planning Area Interest List

Last Name	First Name	Title	Office	Professional Affiliation	Mailing Address	City	ST	Zip	Phone	Fax	E-mail
108	Hornby			South Congress Highway South Congress Highway	PO Box 604004	Austin	TX	78708			
110	Howard			South Congress Highway	612 Eberhart Ln #703	Austin	TX	78746			
111	Howe			South Congress Highway	107 W. Stassney Ln	Austin	TX	78746			
112	Hubbard			South Congress Highway	5000 Brynwood	Austin	TX	78745			
113	Huest-Gardn			South Congress Highway	8110 Weycross Dr.	Austin	TX	78745			
114	Inge			South Congress Highway	5112 Eberhart Ln #106	Austin	TX	78745			
115	Inge			South Congress Highway	5004 South Congress Ave	Austin	TX	78745			
116	Jacger			South Congress Highway	512 Eberhart Lane #106	Austin	TX	78745			
117	Jones			South Congress Highway	513 Sunset Dr	Austin	TX	78745			
118	Jones			South Congress Highway							
119	Jones			South Congress Highway							
120	Joseph Sr			South Congress Highway	811 Barton Springs Rd. Suite	Austin	TX	78704			
121	Juarez			South Congress Highway	12310 McCallum Pass	Austin	TX	78753			
122	Jung			South Congress Highway	PO Box 608	Austin	TX	78707			
123	Kahn			South Congress Highway	2612 Bart Trail Rd	Edmond	OK	73003-4524			
124	Kahn			South Congress Highway							
125	Kalah			South Congress Highway	405 Phibro Dr	Austin	TX	78745			
126	Kalina			South Congress Highway	503 Blueberry Hill	Austin	TX	78745			
127	Kam			South Congress Highway	5306 Fort Mason Drive	Austin	TX	78745			
128	Karl			South Congress Highway	411 St. Elmo Rd. W	Austin	TX	78746			
129	Kelley			South Congress Highway	Unit 1	Austin	TX	78746			
130	Kelly			South Congress Highway	300 Claymont Drive	Austin	TX	78745			
131	Kopelman			South Congress Highway	303 Powell Drive	Austin	TX	78745			
132	Koehn			South Congress Highway	4400 Garnett Street	Austin	TX	78745			
133	Kopul			South Congress Highway	501 Westwood Drive	Austin	TX	78745			
134	Krieg			South Congress Highway	4022 Greystone	Austin	TX	78731			
135	Krzak			South Congress Highway	513 Bartle Bend Blvd	Austin	TX	78746			
136	Krytopher			South Congress Highway	800 Newcastle Dr.	Austin	TX	78746-2407			

South Congress Combined Neighborhood Planning Area Interest List

Last Name	First Name	Title	Organization	Property Address	City	ST	Zip
137	Laguarda	Joyce		505 Sembrade Dr.	Austin	TX	78745
138	Lamb	Judy		4921 Manchester Cr.	Austin	TX	78745
139	Lander	Mark		500 W. St. Elmo			78745
140	Landwehr	Mary		9405 Circle 8 Rd	Austin	TX	78745
141	Lawson's Garage & Muffler			4401 S 1st St	Austin	TX	78745
142	Lechero	Martha		5803 S. 1st Street	Austin	TX	78745
143	Lea	Eve		601 Westmoreland	Austin	TX	78745
144	Leida	John		SEE LEWIS COOK FOR INFO			
145	Linn	Tracy		308 Woodbine Dr	Austin	TX	78745
146	Linnabar	Darlene		121 Alhambra St	Austin	TX	78745
147	Liveman	Bob		600 Congress Ave. Ste. 400	Austin	TX	78701
148	Lozano-Sanchez	Sergio					
149	Luviano	Jennie		5801 Garden Oak	Austin	TX	78745
150	Lynn	Pamela		4005 Galled Lane	Austin	TX	
151	Macaulay	Mark A.		2707 Tether Trail	Austin	TX	78704
152	MacKilvey	Charlotta		5103 Ft. Mason	Austin	TX	78745
153	Magoo	Rachel		505 Tarnworth Avenue	Austin	TX	78745
154	Martinez	Marie		5123 Fort Clark			78745
155	Martinez	Rebecca		304 Sheffield Drive	Austin	Texas	78745
156	Martinez	Shan		5908 Blythebrook Dr.	Austin	TX	78745
157	Masterbrook	Heather		519 Sussan Dr	Austin	TX	78745
158	Mathews	Gene		512 Eberhart #1401	Austin	TX	78745
159	Mathews	Melissa		512 Eberhart #1402	Austin	TX	78745
160	Mathias	Matt V.		3423 Bee Cave Rd, Bldg.	Austin	TX	78748
161	Maynard	Alexander		6111 S Congress	Austin	TX	78745
162	McComack	Lowell		5304 Harvest Ln.	Austin	TX	78745-3139
163	McEvilly	Michael		404 Tarnworth Ave	Austin	TX	78745
164	McIntyre	Kathleen		4407 Laredo Dr.	Austin	Texas	78745

South Congress Combined Neighborhood Planning Area Interest List

Last Name	First Name	Title	City	Property Address	City	ST	Zip	Phone	Address	City	ST	Zip
165	McNeil	Mary			Austin	TX	78745		5200 Greenleaf Dr.	Austin	TX	78745
166	Meade	Nicole			Austin	TX	78701		111 Congress Avenue, Suite Austin	Austin	TX	78701
167	Meers	Dorsey G. & Charly B.			Austin	TX	78704-8716		2008 Deerfoot	Austin	TX	78704-8716
168	Medlin	Cynthia			Austin	TX	78745		302 Flournoy Dr	Austin	TX	78745
169	Mendoza	Mary L.			Austin	TX	78745		300 Craigmont Dr.	Austin	TX	78745
170	Mesick	G.			Georgetown	TX	78654		413 Robinhood Ln.	Georgetown	TX	78654
171	Millican	Laureles			Austin	TX	78702		2413-C East Cesar Chavez	Austin	TX	78702
172	Morales	Phil			Austin	TX	78745		400 Heartwood	Austin	TX	78745
173	Mullins	George			Austin	TX	78745		502 Radam Lane	Austin	TX	78745
174	Murray	Michelle			Austin	TX	78745		500 E St Elmo	Austin	TX	78745
175	Musio Lab. Professional & Recording				Austin	TX	78745		4815 Barry Run	Austin	TX	78745
176	Nale	Christie			Austin	TX	78745		503 Radam Ln	Austin	TX	78745
177	Narvaez	Colleen			Austin	TX	78745		5813 Presidio Rd	Austin	TX	78745
178	Narredine	Aaron			Austin	TX	78701		1200 San Antonio St.	Austin	TX	78701
179	Nassour	Jimmy J.			Austin	TX	78701			Austin	TX	78701
180	Niss	Jim			Austin	TX	78759-8917		8011 Chevall Dr	Austin	TX	78759-8917
181	Nelson	Mary Reyna			Austin	TX	78761		[RE: 900 Shelby Ln.]	Austin	TX	78761
182	Ogbo	Colleen			Austin	TX	78745		1027 E. 43rd St.	Austin	TX	78745
183	Palmar	Chris			Austin	TX	78745		506 Galle Tree Ln	Austin	TX	78745
184	Perez	Lisa			Austin	TX	78745		6008 Glen Meadow Dr	Austin	TX	78745
185	Perez Jr.	Daniel			Buda	TX	78610		520 Oak Forest Dr.	Buda	TX	78610
186	Peasak	Aaron			Austin	TX	78757		7800 Shoal Creek Blvd., Suite Austin	Austin	TX	78757
187	Peck	Kenny			Sacramento	CA	95821		3615 Marconi Avenue, Suite Sacramento	Sacramento	CA	95821
188	Proctor Jr.	Martin										
189	Rachina	Sheryl			Austin	TX	78720		P.O. Box 203158	Austin	TX	78720

South Congress Combined Neighborhood Planning Area Interest List

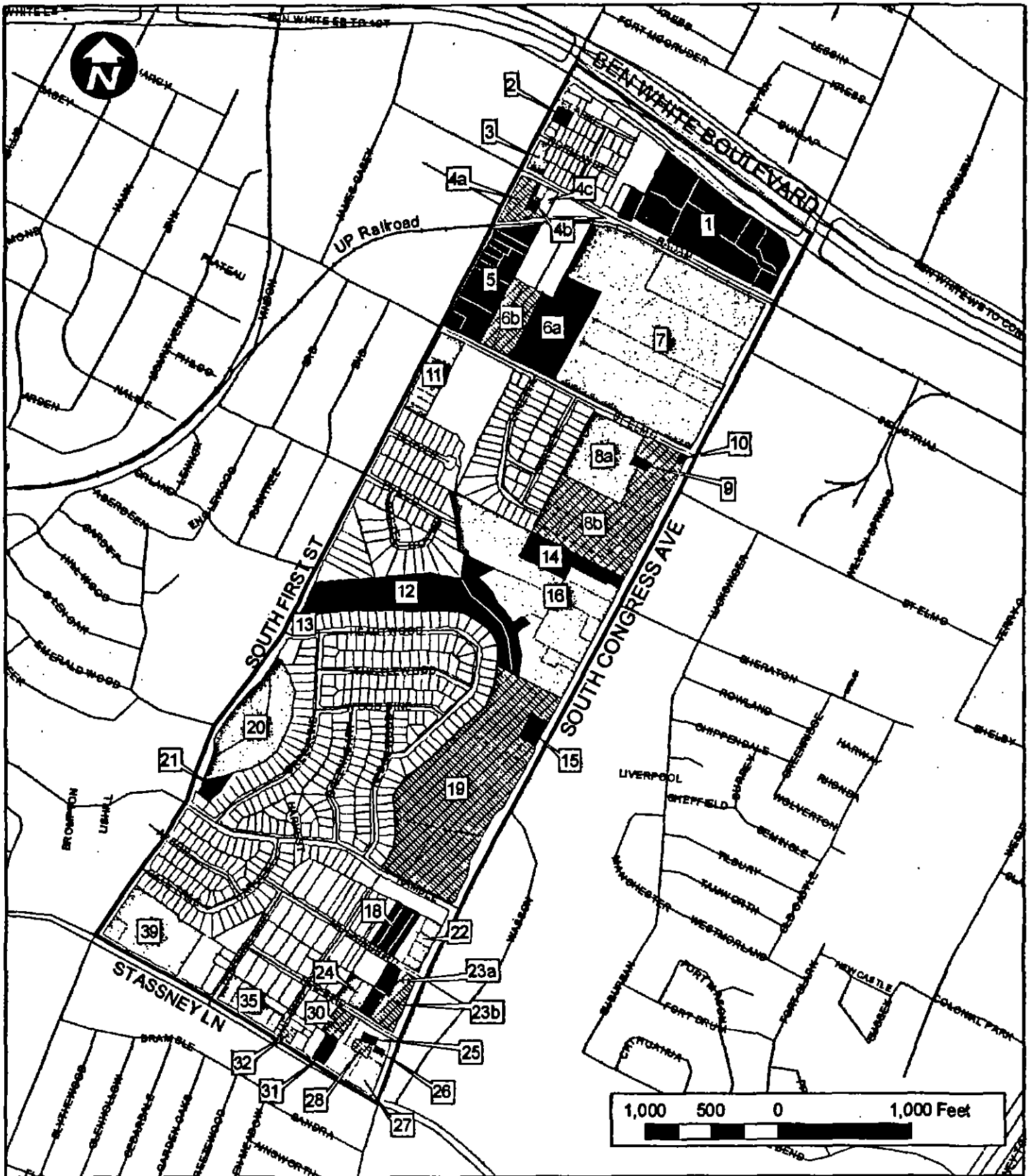
Line	Last Name	First Name	Title	Organization	Property Address	City	ST	Zip	Phone	Home	Office	Fax	E-mail
180	Reed	Deborah			5009 Fort Clark Dr	Austin	TX	78745					
181	Rendon	Lyla											
182	Republic Commercial Properties												
183	Reis	Neil			3801 Green Emerald Terrace	Austin	TX	78729					
184	Ribbe	Linda			408 Philco Drive	Austin	TX	78745					
185	Richardson	David											
186	Riley	Nancy			321 Heartwood	Austin	TX	78745					
187	Ritter	Marilee			5309 Harvest Ln	Austin	TX	78745					
188	Rodriguez	Mary			308 W. Mockingbird	Austin	TX	78745					
189	Rodriguez	Richard											
190	Rolz	Ruben			4705 Wellesley Lane	Austin	TX	78745					
191	Ruether	Duron			5908 Blytheview Dr.	Austin	TX	78745					
192	Ryan	Scyla			405 Charles St	Austin	TX	78745					
193	Sallies	Javier			7125 Banding Oak Road	Austin	TX	78749					
194													
195													
196													
197													
198													
199													
200													
201													
202													
203													
204	Sanford, V.P.	W. A.			601 West Main St	Decatur	TX	76234					
205	Sanders	George											
206	Sanders	Curis & Suzanne			4917 S Congress Ave	Austin	TX	78745					
207	Sanders	Suzanne			301 Norn Dr.	Austin	TX	78745					
208													
209	Sawyer	Kelley			4603 Gollad Ln	Austin	TX	78745					
210	Scott	Oraly			4907 S. First	Austin	TX	78748					
211	Seibert	Aaron			4400 Garnett St.	Austin	TX	78745					

South Congress Combined Neighborhood Planning Area Interest List

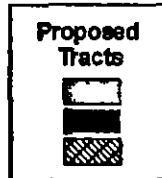
Last Name	First Name	Title	City	Address	City	ST	Zip
212 Savoy	Paul		Tullahoma	402 Giles Road	Redondo Beach	CA	90278-2738
213 Sutton	Cedar			607 Tammworth Ave	Austin	TX	78745
214 Smith	Darrell			205 Chipendale Avenue	Austin	TX	78745
215 Smith	Kath			1419 Red Bud Tr.	Austin	TX	78746
216 Soe	Gilg			417 Thairwood Drive	Austin	TX	78745
217 Stark	Scott						
218 Stahl	Michael	Engineer			Austin	TX	78701
219 Stanner	Shawn			1600 West Ave #20 P.O. Box 87	Waco	TX	76780
220 Stricklen	Lewie & Jim			5309 Crowsline Dr	Austin	TX	78745
221 Stricklen	Jim						
222 Sullivan	John			506 Chalfushua Trail	Austin	TX	78745
223 Sullivan	Burbara			8509 Blueway Way	Austin	TX	78745
224 Sullivan	Candice						
225 Sutherland	Curt						
226 Swisher	Orad & Pauline			5111 Fort Mason Dr.	Austin	TX	78745
227 Sweizer	Pauline						
228 Teasdale	James			1640-B E. 2nd St. (Housing)	Austin	TX	78702
229 Thomas	Patricia & Bonita			5206 Suburban Drive	Austin	TX	78745
230 Thomas	Anndee			309 Pied Blvd Ln.	Austin	TX	78745
231 Thomas	Bonita						
232 Thompson	Anny			5106 Suburban Drive	Austin	TX	78745
233 Toole	Garvin			5915 Standing Rock	Austin	TX	78730
234 Towne	Joe			8201 Shadow Bend	Austin	TX	78745
235 Trevino, COO	Ashlan			4714 S. Congress Ave	Austin	TX	78745
236 Twin Oaks Associates							
237 Urban	Renee			P.O. Box 282	Austin	TX	78717
238 Vasquez	Caroline & Jose			5707 Glen Hollow Path	Austin	TX	78746
239 Vega	Maria			5316 Preskello Road	Austin	TX	78745
240 Vaughn	Aaron			PO Box 2628	Austin	TX	78768
241 Wall	Michael			P.O. Box 40070	Austin	TX	78704
242 Walsh	Susan			5505 Cedarvale Dr	Austin	TX	78745

South Congress Combined Neighborhood Planning Area Interest List

[illegible]



**West Congress Neighborhood Planning Area:
Proposed Tracts for Rezoning
Case #C14-05-0106**



City of Austin
Neighborhood Planning and Zoning Department
Created: July 20, 2005

Attachment 3

West Congress Neighborhood Planning Area: Proposed Zoning Changes
Case #C14-05-0106 7/26/05

TRACT	ADDRESS	FROM	TO	Special Uses
1	201-321 W Ben White Blvd (odd only); 310 Radam Ln; 0 (FORTVIEW ADDN ACR 3.819 * OF LOT 11&12)	CS, MF-4	CS-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
2	4101 S 1st St	GR	CS-MU-NP	Mixed Use Bldg
3	4111 S 1st St	CS	CS-MU-NP	Mixed Use Bldg
4a	4201(FORTVIEW ADDN .70 ACR OF BLK 15), 4219, & 4221 S 1st St	CS, GR	CS-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
4b	509 Radam Ln (FORTVIEW ADDN .28 ACR OF BLK 15)	GR-CO, SF-3	GR-MU-CO-NP	Mixed Use Bldg & Nhood Urban Ctr
4c	503 & 505 Radam Ln	SF-3	GR-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
5	4303-4333 S 1st St (odd only)	CS, GR, LO	CS-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
6a	400 W St Elmo Rd	MF-2	MF-4-NP	
6b	420 W St Elmo Rd; 504 W St Elmo Rd (ST ELBOW PLACE LOT 1 BLK A)	MF-2	LO-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
7	4210-4300S Congress Ave (even only); 4302 S Congress Ave (BIRKNER ADDN 3 LOT 2); 4320 S Congress Ave (BIRKNER ADDN 3 LOT 3)	LI, CS, MF-2	CS-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
8a	201 W St Elmo Rd	CS	CS-CO-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
8b	4358, 4360, 4402, 4406, 4408, 4500, 4502, 4504, & 4506 S Congress Ave; 0 S Congress Ave (FORTVIEW ADDN .522 ACR OF LOT 1 * RESUB OF PT OF LT 24); 0 S Congress Ave (FORTVIEW ADDN LOT 2 * (1.131 ACR) RESUB OF A PT OF LT 24)	CS, SF-3	CS-MU-CO-NP	Mixed Use Bldg & Nhood Urban Ctr
9	4360 S Congress [footprint]	CS-1	CS-1-MU-CO-NP	Mixed Use Bldg & Nhood Urban Ctr
10	4358 S Congress Ave [footprint]	CS-1	CS-1-MU-CO-NP	Mixed Use Bldg & Nhood Urban Ctr
11	4401, 4409, 4411, 4413, 4415, 4501, 4503, & 4505 S 1st St	GR, SF-3	GR-MU-NP	Mixed Use Bldg
12	0 S Congress Ave (DECKER I ABS 8 SUR 20 ACR 2.42) and 0 S 1st Ave (DECKER I ABS 8 SUR 20 ACR 8.156)	SF-3	P-NP	
13	506 Heartwood Dr; 0 Heartwood Dr (COMMUNITY OF FAIRVIEW SEC 2 SE TRIANGLE OF LOT 1 BLK A)	LR	LR-MU-NP	
14	4600 S Congress Ave (DECKER I ABS 8 SUR 20 ACR 2.976)	SF-3	CS-1-MU-CO-NP	Mixed Use Bldg & Nhood Urban Ctr
15	4930 S Congress Ave [footprint]	CS-1	CS-1-MU-CO-NP	Mixed Use Bldg & Nhood Urban Ctr
16	4604 - 4810 S Congress Ave (odd only)	LI, CS, CS-CO, SF-3	CS-MU-CO-NP	Mixed Use Bldg & Nhood Urban Ctr
18	106 - 200 W Mockingbird Ln	SF-2	SF-5-NP	
19	4930 S Congress Ave; 5010-5016 (even only) (VON ACH PARK SUBD LOT 2); 5210 S Congress and 100 Ramble Ln (VON ACH PARK SUBD LOT 4); 0 (VON ACH PARK SUBD LOT 1); 300 Ramble Ln	CS, MF-2	CS-MU-CO-NP	Mixed Use Bldg & Nhood Urban Ctr

West Congress Neighborhood Planning Area: Proposed Zoning Changes
Case #C14-05-0106 7/26/05

20	4800-5020 S 1st St (even only) (CANNON W DECKER I ABS 6 SUR 19 ABS 8 SUR 20 ACR 4.654 and TREEHOUSE LOT 1)	LO, SF-3	P-NP	
21	0 S 1st St (CANNON W ABS 6 SUR 19 ACR .664)	LO	LO-MU-NP	
22	5300, 5302, & 5304 S Congress Ave; 102 W Mockingbird Ln (PLEASANT HILL ADDN S275FT OF LOT 17 BLK 6 & PLEASANT HILL ADDN N125FT OF LOT 17 BLK 6); 104 W Mockingbird Ln	SF-3	CS-MU-NP	Mixed Use Bldg
23a	116 Red Bird Ln	CS, SF-2	CS-MU-CO-NP	Mixed Use Bldg
23b	5402 & 5412 S Congress Ave	CS, SF-3	CS-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
24	200 & 203 Red Bird Ln	SF-2	SF-6-NP	Mixed Use Bldg & Nhood Urban Ctr
25	5500 S Congress Ave [footprint]	CS-1	CS-1-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
26	5510 S Congress Ave [footprint]	CS-1	CS-1-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
27	5500, 5510, & 5526 S Congress Ave; 120 W Stassney Ln	CS, MF-3	CS-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
28	5508 S Congress Ave (PLEASANT HILL ADDN S 1/2 OF LOT 18 * LESS 32.08 X 117.65' BLK 1)	CS-CO	CS-MU-CO-NP	Mixed Use Bldg & Nhood Urban Ctr
30	103 Red Bird Ln; 0 Red Bird Ln (PLEASANT HILL ADDN S 68'AV OF LOT 20 * & S 68'AV X E 50' OF LOT 21 BLK 1)	SF-6, SF-3	LO-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
31	200 W Stassney Ln	LO	GO-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
32	210 & 212 W Stassney Ln	LO, SF-3	GO-MU-NP	Mixed Use Bldg & Nhood Urban Ctr
35	300, 306, 308, 312, & 314 W Stassney Ln	SF-3	GO-MU-NP	Mixed Use Bldg
39	616 W Stassney Ln; 512 W Stassney Ln	GR	GR-MU-NP	Mixed Use Bldg & Nhood Urban Ctr

**Conditional Overlays and PDA Requirements for the South Congress
Combined Neighborhood Planning Area Rezoning**

Conditional Overlays

For tract 4b vehicular access from the Property to Radam Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property to the west and south of the property.

For tracts 8a, 8b, 9, 10, 14, 15, 16, 19, 119, 120, 128, 135, 200, 211, 212, 240, 241 a 30-foot wide vegetative buffer shall be established and maintained along property lines adjacent to a property used or zoned family residence-neighborhood plan (SF-3-NP) combining district or more restrictive.

For tract 28 outdoor storage areas shall be screened by a 6-foot high solid fence.

For tract 28 the following uses are prohibited:

- Adult-oriented businesses**
- Transitional Housing**
- Agricultural Sales and Services**
- Automotive Sales**
- Art and Craft Studio (general)**
- Maintenance and Service Facilities**
- Transportation Terminal**
- Automotive Rentals**
- Automotive Washing (of any type)**
- Building Maintenance Services**

For tract 113 the maximum height of a structure shall not exceed forty feet.

For tract 131, 231, 232, 28, 266a, a site plan or building permit for the property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

For tracts 23a, 31, 113, 200, 206, 207, 209, 211, 212, 217, 219, 220, 221, 222, 224, 225, 226, 227, 230, 231, 235, 259, 260, 265 the following uses are prohibited:

- Pawn Shop Services**
- Automotive Washing (of any type)**
- Automotive Sales**

For tract 126 development on the property may not exceed 23 dwelling units per acre.

Attachment 4

For tract 126 vehicular access from the property to Suburban Drive is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent Property.

For tract 131 a 6-foot high fence and vegetation shall provide screening along the northern and southern Property lines abutting adjacent residential development as required under Section 25-2-1066.

For tract 142 prohibit all residential uses except single-family detached.

For tract 145 all occupants in a development must have access to South Congress Avenue.

For tract 203 vehicular access from the property to Glen Meadow Drive is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent Property.

For tract 203 the maximum number of residential units on the Property is 12 units per acre.

For tract 205 the following uses are prohibited:

- Auto Sales**
- Pawn Shop Services**

For tract 225 the following uses are prohibited:

- Automotive Washing (of any type)**
- Automotive Sales**

For tract 225 pawn shop services are a permitted use and may not exceed a building footprint of 4,500 square feet.

For tracts 231, 232 there shall be no vehicular access from the property to Eberhart Lane or Circle S Road. All vehicular access to the property shall be from other adjacent public streets or through other adjacent property.

For tract 242 the following uses are prohibited:

- Administrative Business Offices**
- Medical Offices (both)**
- Off-site Accessory Parking**
- Plant Nursery**
- Printing and Publishing**

For tracts 258, 268 the following uses are prohibited:

- Pawn Shop services**
- Auto Washing (of any type)**

For tract 266a, 266b, 267 the following uses are prohibited:

Automotive Sales
Automotive Rentals
Pawn Shop Services

Auto Repair Services
Automotive Washing (of any type)

For tracts 266a, 266b development on the property may not exceed 20.1 residential units per acre.

PDA Requirements

For tracts 101, 102, 103, 104 the following are the site development standards:

<u>SITE STANDARDS</u>	101	102 103 104
Minimum Lot Size	5,750 sq ft	5,750 sq ft
Minimum Lot Width	50 ft	51 ft
Minimum Height	85 ft	125 ft
Minimum Setbacks Front Yard	25 ft	25 ft
Street Side	25 ft	25 ft
Interior Side	0 ft	0 ft
Rear Yard	15 ft	15 ft
Maximum Building Cover	85%	85%
Maximum Impervious Cover	85%	85%
Maximum Floor to Area Ratio	NA	NA

For tracts 101, 102, 103, 104 the following uses are permitted:

Residential

Bed and Breakfast (Group 1)
Group Residential
Bed and Breakfast (Group 2)

Multifamily
Condominiums
Townhouses

Civic

Group Home Class II

College and University Facilities

Guidance Services
Communication Service Facilities
Hospital Service—Limited
Community Events
Community Recreation—Private
Local Utility Services
Community Recreation—Public
Maintenance and Service Facilities
Congregate Living
Private Primary Educational Facil.
Counseling Services
Private Secondary Educational Facil.
Cultural Services

Commercial

Administrative and Business Offices
General Retail Sales—Convenience
Agricultural Sales and Services
General Retail Sales—General
Art Gallery
Hotel/Motel
Art Workshop
Indoor Entertainment
Automotive Rentals
Indoor Sports and Recreation
Automotive Repair Services
Kennels
Automotive Sales
Laundry Services
Automotive Washing—of any type
Liquor Sales
Bail Bond Services
Medical Offices—not exceeding
Building Maintenance Services
5,000 sq/ft of gross floor space
Business or Trade School
Medical Offices—exceeding
Business Support Services
5,000 sq/ft of gross floor space
Campground
Monument Retail Sales
Off-Site Accessory Parking
Commercial Blood Plasma Center
Commercial Off-Street Parking
Outdoor Sports and Recreation
Communications Services

Public Primary Educational Services
Day Care Services—Commercial
Public Secondary Educational
Services
Day Care Services—General
Religious Assembly
Day Care Services—Limited
Residential Treatment
Family Home
Safety Services
Group Home Class I—General
Group Home Class I—Limited

Pawn Shop Services
Construction Sales and Services
Personal Improvement Services
Consumer Convenience Services
Personal Services
Consumer Repair Services
Pet Services
Convenience Storage
Plant Nursery
Drop-Off Recycling Collection Facil.
Printing and Publishing Services
Electronic Prototype Assembly
Professional Office
Electronic Testing
Research Services
Employee Recreation
Restaurant—Limited
Equipment Repair Services
Restaurant—General
Equipment Sales
Service Station
Exterminating Services
Software Development
Financial Services
Theater
Food Preparation
Vehicle Storage
Food Sales
Veterinary Services
Funeral Services

Industrial

Custom Manufacturing

Limited Warehousing and Distribution

For tracts 101, 102, 103, 104 the following uses are conditional:

Club or Lodge

Hospital Services—General

Transitional Housing

Transportation Terminal

Cocktail Lounge

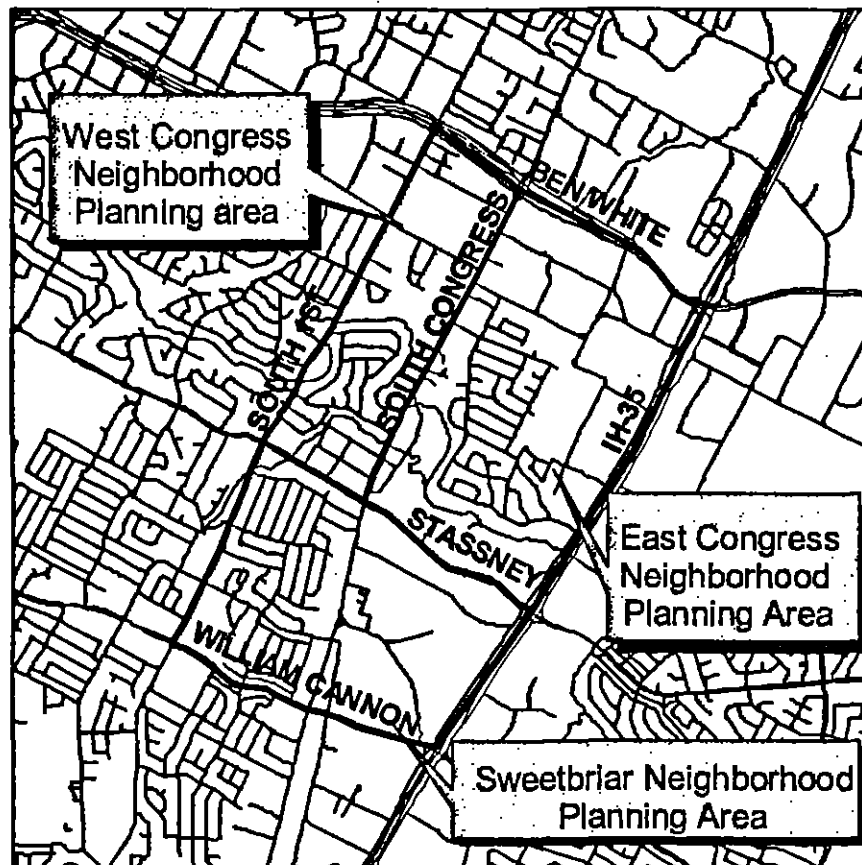
Outdoor Entertainment

Subdistricts and Infill Options

Options for the Entire South Congress Combined Neighborhood Planning Area

- Small Lot Amnesty
- Impervious Cover and Parking Placement

Options for the Normandy-Clarke, Garnett/Lareina, Alamo Heights, and Pleasant



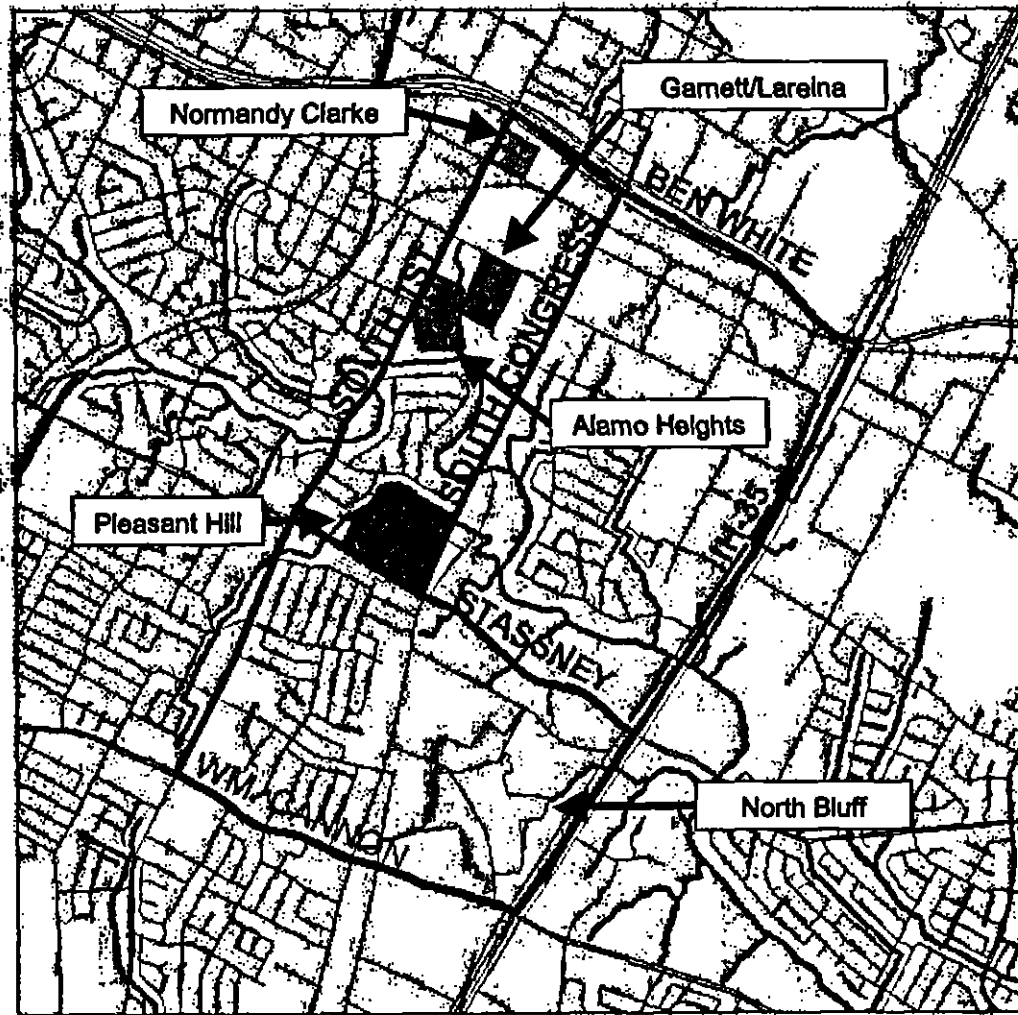
**South Congress Combined
Neighborhood Planning Area**

Hill Subdistricts (see next page for subdistrict map)

- Secondary units on smaller lots
- Garage Placement Design Tool
- Front Porch Setback Design Tool

Options for the North Bluff Subdistrict (see next page for subdistrict map)

- Secondary units on smaller lots
- Cottage Lot and Urban Home Special Uses
- Residential Infill Special Use
- Corner Store Special Use
- Front Porch Setback Design Tool



Subdistricts In the South Congress Combined Neighborhood Planning Area

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Walsh, Austin, TX 78767-8835.

File # C14-05-0105, -0106, -0107

Planning Commission Hearing Date: July 26, 2005

Name (please print)

John A. Saldana

☐ I am in favor
(Estoy de acuerdo)

Address

505 Blueberry Hill

☒ I object
(No estoy de acuerdo)

To tract 216, because they are on neighborhood streets and will interfere with the community needs and children safety. Business are running out of homes.

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Walsh, Austin, TX 78767-8835.

File # C14-05-0105, -0106, -0107

Planning Commission Hearing Date: July 26, 2005

Name (please print)

Armando & Dora Urrutia

☐ I am in favor
(Estoy de acuerdo)

Address

507 SHERATON AV. AUSTIN TX 78745

☒ I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Walsh, Austin, TX 78767-8835.

File # C14-05-0105, -0106, -0107

Planning Commission Hearing Date: July 26, 2005

Name (please print)

James A. Arnold

☐ I am in favor
(Estoy de acuerdo)

Address

507 Clover Court Austin, 78745

☒ I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Walsh, Austin, TX 78767-8835.

File # C14-05-0105, -0106, -0107

Planning Commission Hearing Date: July 26, 2005

Name (please print)

BONNIE W. PRATT

☒ I am in favor
(Estoy de acuerdo)

Address

4910 MARCHESTER CIRCLE

☐ I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Walsh, Austin, TX 78767-8835.

File # C14-05-0105, -0106, -0107

Planning Commission Hearing Date: July 26, 2005

Name (please print) Roxanne King

☐ I am in favor
(Estoy de acuerdo)

Address 4424 Larcina Austin TX 78745

☒ I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Walsh, Austin, TX 78767-8835.

File # C14-05-0105, ~~0106~~, -0107

Planning Commission Hearing Date: July 26, 2005

Name (please print) ANN FRANKS

☐ I am in favor
(Estoy de acuerdo)

Address 304 W. Mockingbird Lane

☒ I object
(No estoy de acuerdo)

To those of you who are preparing to force your "good ideas" down our throats,

I am writing to express my opinion on your actions. First off, let it be known that I object to what you are doing. Secondly I question your authority to attempt what you are planning.

For the record, I love Austin and want to see it grow in a positive, eco/people friendly direction. I don't feel assaulting people's property rights via zoning wars is the way to achieve the desired change.

Rezoning the houses along S. 1st and Congress is unjust to those who own homes and live along those streets. Do not think the residents of Sweet Briar will not stand alongside our neighbors and fight these changes just because some of us don't live along those streets. Rezoning those areas will cause homeowner's to be forced out of their homes. Businesses will always be able to out pay private homeowners meaning in essence you will be inadvertently forcing these people out of their homes. That is not justice. Shame on you and your arrogant views which place the "interests" of the city over that of the people who make up this city.

Secondly, governments all across the land routinely commit tyrannical acts that violate people's constitutionally guaranteed rights. I'm sure that you can point to some administrative statute somewhere that you believe gives you the authority to do what you are doing. My question to you is, Show me in the U.S. or Texas Constitution from where you derive your authority? The Founding Fathers never intended for the government to micromanage the citizens of this country in the way that you are seeking to. If you have any respect for liberty and freedom I urge you to realize that and cease your incursion into our sovereign private property rights.

KEEP YOUR "GOOD IDEAS" OFF OF OUR RIGHTS!!!

Jeremiah Griffin- Concerned citizen and lover of LIBERTY

(write me back)
505 Flornoy dr. 78745

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Walsh, Austin, TX 78767-8835.

File # C14-05-0105, -0106, -0107

Planning Commission Hearing Date: July 26, 2005

Name (please print) Jeremiah Griffin

Address 505 Flornoy dr. 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

CITY PLANNING COMMISSION

July 26, 2005

TOWN LAKE CENTER

721 Barton Springs Road

1st floor, Assembly Room

CALL TO ORDER – 6:00 P.M. COMMENCE 6:05PM; ADJOURN 10:05PM

____ John-Michael Cortez
____ Cid Galindo
____ Keith L. Jackson
ABSENT Cynthia Medlin – Vice Chair

____ Matthew Moore
____ Jay Reddy
____ Chris Riley - Chair
____ Dave Sullivan - Parliamentarian

6:00 P.M.

PUBLIC HEARING

A. REGULAR AGENDA

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Planning Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION:

1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

NO SPEAKERS

APPROVAL OF MINUTES

2. Approval of minutes from July 12, 2005.

MOTION: APPROVE BY CONSENT.

VOTE: 7-0 (DS-1st, JR-2nd; CM-ABSENT)

DISCUSSION AND ACTION CASES

DISCUSSION AND ACTION ON ZONING CASES

Facilitator: Katie Larsen, 974-6413

katie.larsen@ci.austin.tx.us

- 4. Neighborhood Plan:** **NP-05-0020 - South Congress Combined Neighborhood Planning Area**
- Location:** Ben White Boulevard on the north; IH-35 on the east; William Cannon Drive on the south; and South First Street on the west, Williamson Creek; East Bouldin Creek; West Bouldin Creek; Blunn Creek Watershed, Includes the Sweetbriar, West Congress and East Congress Neighborhood Planning areas NPA
- Owner/Applicant:** City of Austin
- Agent:** Neighborhood Planning and Zoning Department
- Request:** Conduct a public hearing to consider adopting the South Congress Combined Neighborhood Planning Area, encompassing the Sweetbriar, West Congress and East Congress Neighborhood Planning areas.
- Staff Rec.:** **RECOMMENDED.**
- Staff:** Mark Walters; 974-7694; Alex Koenig; 974-3515; Kathleen Welder, 974-2856, mark.walters@ci.austin.tx.us; alex.koenig@ci.austin.tx.us; kathleen.welder@ci.austin.tx.us
Neighborhood Planning and Zoning

Mark Walters and Alex Koenig presented the plan and staff recommendation.

Commissioner Sullivan asked about using CH zoning instead of LI-PDA. Mr. Walters said that under CH zoning, the impervious cover must decrease as the height is increased. Mr. Walters said that PDA could be added to the CH zoning, if desired.

PUBLIC HEARING

FOR

Chris Allen, the architect for the owners of tract 203 on Stassney, said that his clients found out that the project may not be feasible because water quality ponds are required on both sides of the property due to site topography. Due to the site constraints, he would like to see the units per acre increased from 12 to 17 to make the project feasible and to provide affordable housing. They are also looking into meeting green building standards and adding photovoltaic panels and making hardwood tree line along the streetscape.

Commissioner Sullivan asked if the neighborhood planning team has seen this revised proposal. Mr. Allen said that the neighborhood saw the original proposal and he received positive review. Commissioner Sullivan clarified that the issue is to increase the number of units allowed per acre.

Commissioner Riley asked what the original reasoning was on the conditional overlay and Mr. Allen said that it appears that was a Planning Commission addition instead of a neighborhood request. Mr. Allen explained that with an increase in the number of units, the houses would become attached instead of detached, with garages.

Ron Thrower, speaking on behalf property owner, suggested for the tract adjacent to St. Elmo, Industrial and Terry O, an unidentified tract in the plan, and not notified as a tract to be rezoned, giving it a transitional height of 90 feet, an increase from the 60 feet, and LI-PDA zoning.

Facilitator: Katie Larsen 974-6413; katie.larsen@ci.austin.tx.us

City Attorney: Alison Gallaway, 974-2671; Contact Alison for any legal questions; or Marty Terry, 974-2974.

Commissioner Sullivan asked if there is a notification problem for this tract, and Mr. Walters said that a rezoning case would have to be initiated for this, however the Commission could approve of the change on the future land use map, so that a plan amendment would not be required as part of the zoning case.

Jim Bennett said he attended a majority of the meetings occurring for the East Congress portion of the plan and represents some of the East Congress property owners. The stakeholders support the plan.

Keith Smith, an owner of a Smart Housing subdivision in the North Bluff area, said he wanted to be on record saying he cannot offer a 2 car garage to buyers with that garage restriction. Commissioner Riley clarified that his concern is with the garage placement design tool. Mr. Smith said that the lots of his property are 40 feet wide. A 2 car garage is 20 feet wide, and so not practical to meet design option if wanting to provide a 2 car garage, which is what the market wants. The preliminary plan and the final plat have been submitted to the City for review.

Mr. Walters clarified that the garage placement option would not be applied in this area, however the impervious cover and parking placement restriction option would be applied, which would limit his ability to provide 2 car garages. Mr. Walters said that that option could be removed from North Bluff area. Commissioner Riley asked for the impetus for choosing the option, and Mr. Walters explained that the neighborhood residents did not want paved front yards. Mr. Walters said that they could create the Oak Bluff subdistrict to remove that option from the subdivision. Commissioner Riley asked Mr. Smith to reconcile that the neighborhood wants to reduce impervious cover in the front yard and his plans to provide 2 car garage, and its associated impervious cover in the front yard. Mr. Walters said that the impetus for recommending the impervious cover restriction was to limit in existing neighborhoods, not for new construction.

Commissioner Cortez asked Stuart Hersh about the design of other Smart Housing homes. Mr. Hersh said that there are some built without garages. He said that what he has heard is that to construct affordable housing west of I-35, the market units are built to what the market wants to help underwrite the affordable housing units.

Daniel Geurkink, owner of tract 242, said that he has heard North Bluff and Congress Avenue was the last stagecoach stop. He likes the diversity of housing and commercial planned for in this neighborhood. Commissioner Riley pointed out that he is across the street from the Oak Bluff subdivision just discussed, and asked what his opinion is regarding the design of the houses. Mr. Geurkink said that his understanding is that the Smart Housing subdivision is a self-contained neighborhood so is not really part of the North Bluff area. He said that what will affect the character of the area is the greenspace. They need greenspace in the area. Commissioner Riley said that regardless of the Smart Housing project, if other projects come into the neighborhood, would he want to see restrictions on impervious cover. Mr. Geurkink said he would like to see public greenspace that allows people to gather. Impervious cover in the front yard is less of an issue for him.

AGAINST

Darel Hendrix, resident at 304 Red Bird Lane, said his concern is with tracts 18, 24, 23A and 30 and wants to know the rationale. He explained that they fought against a condominium project to reduce the number of units about 20 years ago. He is concerned that the proposal would allow a large condo project that they had fought against.

Mr. Alex Koenig, NPZ staff, said that their recommendation was based on creating a buffer between the mixed-use on Congress and the single-family detached housing. Staff did talk to residents in the greater area, and perhaps did not reach out as much to residents in that particular area, but staff recommended the zoning based on their professional judgment.

Mary Rocamora, resident at 305 Mockingbird Lane, said she is against SF-5 zoning on tract 18. Little Turtle Creek runs through that area, and so SF-5 is not really appropriate because of the location of the floodplain and increased traffic. Cottage homes and urban homes, can be allowed in SF-3, and she said they can live with SF-3. She does not think townhomes and condos should be a transition for a neighborhood that is perfectly fine. She is trying to defend her neighborhood.

Stuart Hersh with NHCD said he could speak to the curb and gutter issue raised by Ms. Rocamora. He said new construction on existing roadways are not required to provide curb and gutter on public streets. Commissioner Sullivan pointed out that there are some plats that state sidewalks are not provided until the street is converted to curb and gutter.

NEUTRAL

Tracy Soso asked if there will be a buffer zone between the commercial zoning on South First and the homes behind it. She also asked if North Bluff will be improved.

Wendy Walsh said that there are no immediate plans to improve North Bluff and she explained that compatibility standards will be triggered by the single-family uses and zoning.

Commissioner Sullivan pointed out that the City is putting together a bond package. In putting together the list of projects to do with the bond money, they will look at neighborhood plan requests. There will also be public hearings for citizens to submit their ideas, such as making improvements to North Bluff.

Commissioner Sullivan pointed out that North Bluff is still very rural in character. Mr. Geurkink said that traffic comes across I-35 and then to North Bluff, which has increased traffic on that road. He said he would like to see sidewalks on North Bluff, but not a four lane road. He would like North Bluff to keep its character and not become a through street.

MOTION: CLOSE PUBLIC HEARING

VOTE: JR-1st, JMC-2nd; CM-ABSENT

MOTION: APPROVE NEIGHBORHOOD PLAN AND ASSOCIATED REZONINGS, WITH FOLLOWING CHANGES:

AMENDMENT #1: Increase permitted residential density on Tract 203 from 12 units/acre to 17 units/acre. VOTE: Approve (JR-1st, JMC-2nd; CM- ABSENT)

AMENDMENT #2: Amend the future land use map to show mixed-use for the tract next to St. Elmo, Industrial and Terry O. Initiate zoning for the tract to allow height of 90 feet and LI-PDA zoning. (JMC-1st, JR-2nd)

AMENDMENT #3: Remove impervious cover restriction in North Bluff area (JR-1st, DS-2nd)

AMENDMENT #4: The zoning for the four lots that abut mixed-use zoning on South Congress and Stassney should be changed as follows: Tract 18 to go to staff recommended SF-5, Tract 24 to leave existing SF-2 zoning in place and change future land use map to single-family, Tract 22, 23A, and 30 to go to staff recommended zoning but with conditional overlay that requires 30 foot natural vegetative buffer. (DS-1st, KJ-2nd)

VOTE: 7-0 (DS-1st, JMC-2nd)

Commissioner Cortez said he is concerned about allowing single-family homes on Stassney Lane, so would be in favor of Tract 203 having GO-MU residential density to avoid single-family homes being built and facing away from Stassney.

In regard to amendment #2, Commissioner Sullivan said that it is still less intense than MF-1.

Commissioner Sullivan said in regard to amendment #3 that there will be additional impervious cover on the smaller lots.

- 5. Rezoning:** **C14-05-0105; C14-05-0106 and C14-05-0107 - South Congress Combined Neighborhood Planning Area Rezoning**
- Location:** Ben White Boulevard on the north; IH-35 on the east; William Cannon Drive on the south; and South First Street on the west, Williamson Creek; East Bouldin Creek; West Bouldin Creek; Blunn Creek Watershed, Includes the Sweetbriar, West Congress and East Congress Neighborhood Planning Areas.
- Owner/Applicant:** City of Austin
- Agent:** Neighborhood Planning and Zoning Department
- Request:** The proposed zoning change will create three Neighborhood Plan Combining Districts (NPCD). The proposed zoning change also implements the land use recommendations of the South Congress Combined Neighborhood Plan for a total of 117 tracts (564.41 acres). The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence - Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family - Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.
- Staff Rec.:** **RECOMMENDED.**
- Staff:** Mark Walters; 974-7694; Alex Koenig; 974-3515; Kathleen Welder, 974-2856; mark.walters@ci.austin.tx.us; alex.koenig@ci.austin.tx.us; kathleen.welder@ci.austin.tx.us
Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning

SEE ITEM 4 FOR DISCUSSION AND ACTION

Facilitator: Katie Larsen 974-6413; katie.larsen@ci.austin.tx.us

City Attorney: Allison Gallaway, 974-2671; Contact Allison for any legal questions; or Marty Terry, 974-2974.

5a. Rezoning: **C14-05-0105 - Sweetbriar Neighborhood Planning Area**
Rezoning:
Location: Stassney Lane on the north; IH-35 on the east; William Cannon Drive on the south; South First Street on the west, Williamson Creek Watershed, Within the South Congress Combined Neighborhood Plan Area
Owner/Applicant: City of Austin
Agent: Neighborhood Planning and Zoning Department
Request: The proposed zoning change will create a Neighborhood Plan Combining District (NPCD) covering the entire area. Under the proposed Sweetbriar NPCD, "Small Lot Amnesty" special use and "Impervious Cover and Parking Placement Restrictions" and "Prohibiting Parking in the Front Yard" zoning regulations are proposed for the entire neighborhood planning area. "Secondary Apartments," "Front Porch Setback," "Cottage Lot," "Urban Home," "Residential Infill," and "Corner Store" special uses are proposed for the North Bluff Subdistrict. The North Bluff subdistrict encompasses those properties that front along North Bluff Dr. and Crow Ln. excluding the Pleasant Hill Elementary School. The "Neighborhood Mixed-Use Building" special use is being proposed for tracts 200, 203, 205-207, 209, 211-212, 215-217, 219-222, 224-227, 230-232, 235, 240-243, 252-254, 256, 258-260, 264-265, 266a, 266b, 267-268. The "Neighborhood Urban Center" special use is being proposed for tracts 200, 205-207, 212, 217, 219-222, 224-227, 230-232, 235, 252-253, 256, 258-259, 264-265, 266a, 266b, 267-268.
Staff Rec.: **RECOMMENDED.**
Staff: Mark Walters, 974-7694, mark.walters@ci.austin.tx.us
Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning

SEE ITEM 4 FOR DISCUSSION AND ACTION

- 5b. Rezoning:** **C14-05-0106 - West Congress Neighborhood Planning Area**
Rezoning:
Location: Ben White Boulevard on the north; Congress Avenue on the east; Stassney Lane on the south; South First Street on the west; Williamson Creek; East Bouldin Creek; West Bouldin Creek Watershed, Within the South Congress Combined Neighborhood Plan Area
Owner/Applicant: City of Austin
Agent: Neighborhood Planning and Zoning Department
Request: The proposed zoning change will create a Neighborhood Plan Combining District (NPCD) covering the entire area. Under the proposed West Congress NPCD, "Small Lot Amnesty" special use and "Impervious Cover and Parking Placement Restrictions" and "Prohibiting Parking in the Front Yard" zoning regulations are proposed for the entire neighborhood planning area. "Secondary Apartment" special use and "Garage Placement" and "Front Porch Setback" zoning regulations are proposed for the Normandy-Clarke, Garnett-Lareina, Pleasant Hill and Alamo Heights subdistricts. The Normandy-Clarke subdistrict is generally bounded by Clarke St. on the north, the eastern boundary of the Placidena Subdivision on the east, Radam Ln. on the south and South 1st St. on the west.. The Garnett-Lareina subdistrict is generally those properties that front along Garnett St., Lareina St. and Southview and are within the Oldham Addition Subdivision. The Alamo Heights subdistrict is generally those properties with frontage along Clover Ct., Philco Dr., Goliad Ln. and Pastel Pl. and are within the Alamo Heights Subdivision. The Pleasant Hill subdistrict is generally those properties that front along Mockingbird Ln., Hummingbird Ln., Blue Bird Ln., and Red Bird Ln. and are within the Pleasant Hill Addition Subdivision. The "Neighborhood Mixed-Use Building" special use is being proposed for tracts 1-3, 4a, 4b, 4c, 5, 6a, 6b, 7, 8a, 8b, 9-11, 14-16, 19, 22, 23a, 23b, 25-28, 30-32, 35, 39 . The "Neighborhood Urban Center" special use is being proposed for tracts 1, 4a, 4b, 4c, 5, 6b, 7, 8a, 8b, 9-10, 14-16, 19, 39.
- Staff Rec.:** **RECOMMENDED.**
Staff: Alex Koenig, 974-3515, alex.koenig@ci.austin.tx.us
Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning

SEE ITEM 4 FOR DISCUSSION AND ACTION

5c. Rezoning: **C14-05-0107 - East Congress Neighborhood Planning Area**
Rezoning:
Location: Ben White Boulevard on the north; IH-35 on the east; Stassney Lane on the south; South Congress Avenue on the west, Williamson Creek; East Bouldin Creek; Blunn Creek Watershed, Within the South Congress Combined Neighborhood Plan Area.
Owner/Applicant: City of Austin
Agent: Neighborhood Planning and Zoning Department
Request: The proposed zoning change will create a Neighborhood Plan Combining District (NPCD) covering the entire area. Under the proposed East Congress, NPCD, "Small Lot Amnesty" special use and "Impervious Cover and Parking Placement Restrictions" and "Prohibiting Parking in the Front Yard" zoning regulations are proposed for the entire neighborhood planning area. The "Neighborhood Mixed-Use Building" special use is being proposed for tracts 105, 108, 110-115, 117, 120-121, 125-126, 128, 142, 144-147, 150-151. The "Neighborhood Urban Center" special use is being proposed for tracts 105, 108, 110-114, 117, 120-121, 125-126, 128, 145-147, 150-151.
Staff Rec.: **RECOMMENDED.**
Staff: Kathleen Welder, 974-2856, kathleen.welder@ci.austin.tx.us
Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning

SEE ITEM 4 FOR DISCUSSION AND ACTION

DISCUSSION AND ACTION ON SUBDIVISION CASES

PRELIMINARY

6. Preliminary: **C8-05-0104.SH - FRONTIER AT MONTANA SUBDIVISION**
(S.M.A.R.T. HOUSING)
Location: Montana Street and Lawrence Street, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Austin Housing Finance Corp. (Gina Copic)
Agent: Longaro & Clarke (Danny Miller)
Request: Approval of the Preliminary Plan
Staff Rec.: **RECOMMENDED**
Staff: Javier V. Delgado, 974-7648, javier.delgado@ci.austin.tx.us
Bill Andrews, 974-7649, bill.andrews@ci.austin.tx.us
Watershed Protection & Development Review

MOTION: APPROVE BY CONSENT.
VOTE: 7-0 (DS-1st, JR-2nd; CM-ABSENT)