

**ORDINANCE NO. 20051215-079**

**AN ORDINANCE AMENDING ORDINANCE NO. 20050929-Z003, REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 18 ACRES OF LAND GENERALLY KNOWN AS THE SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 5 TRACTS OF LAND.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 20050929-Z003 is amended to include the property identified in this Part in the South River City neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning districts and to change the base zoning district on 5 tracts of land described in File C14-05-0139.001, as follows:

Tract 1	118-134 East Riverside Drive;
Tract 3	201-309 East Riverside Drive;
Tract 28	2100 South IH-35;
Tract 29a	2016 South IH-35; and
Tract 29b	2000 South IH-35,

(the "Property" as shown on Exhibit "A"),

generally known as the South River City neighborhood plan combining district, locally known as the area bounded by Town Lake on the north, IH-35 on the east, Oltorf Street on the south, and South Congress Avenue on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

**PART 2.** The base zoning districts for the 5 tracts of land are changed from community commercial (GR) district and limited industrial services (LI) district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, and limited industrial services-neighborhood plan (LI-NP) combining district, as more particularly described and identified in the chart below:

Tract	Address	From	To
1	118-134 E. Riverside Dr.	LI	LI-NP
3	201-309 E. Riverside Dr.	LI	CS-CO-NP
28	2100 S IH 35	GR	GR-MU-CO-NP
29a	2016 S IH 35	GR	GR-MU-CO-NP
29b	2000 S IH 35	GR	GR-MU-CO-NP

**PART 3.** Except as specifically provided in Parts 4 and 5 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 4.** Tracts 28, 29a and 29b, may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

**PART 5.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of Tract 3:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Exterminating services
Funeral services	Indoor sports and recreation
Outdoor sports and recreation	Pawn shop services
Service station	

2. The following applies to Tracts 28 and 29a.

a. The following uses are prohibited uses of the tracts:

Bail bond services

Drop-off recycling collection facility

Exterminating services

Pawn shop services

b. An automotive washing (of any type ) use may not exceed 1,225 square feet on each tract.

3. A 10-foot wide vegetative buffer shall be provided and maintained on Tract 28, 29a and 29b, along and adjacent to IH-35. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

**PART 6.** The Property is subject to Ordinance No. 20050929-Z003 that established the South River City neighborhood plan combining district.

**PART 7.** This ordinance takes effect on December 26, 2005.

**PASSED AND APPROVED**

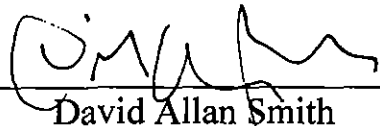
December 15, 2005

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Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

# South River City Neighborhood Plan Combining District

**Zoning Case # C14-05-0139.001**



**Planning Area Boundary**


**Subject Tracts**

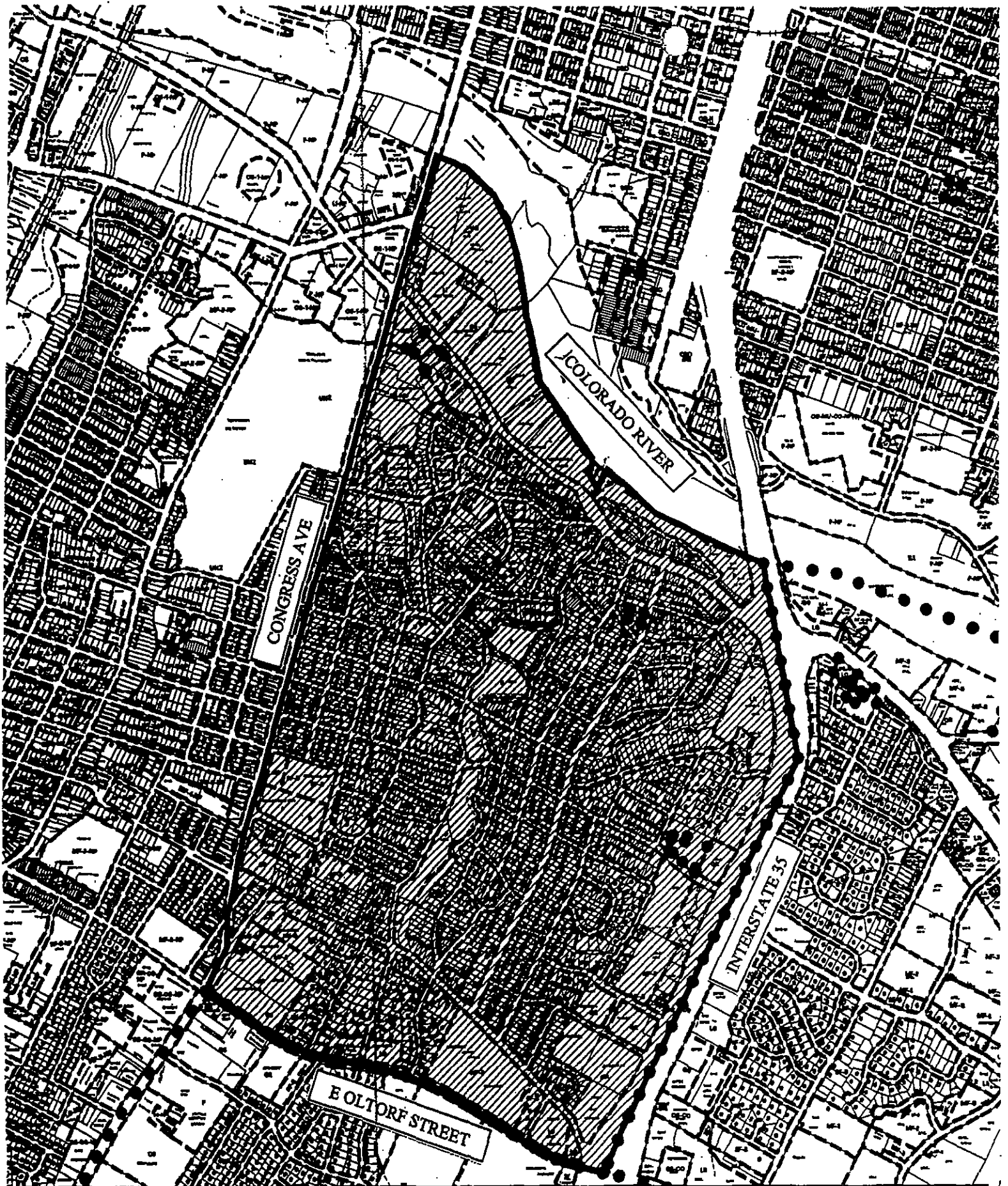
### Other Tracts






EXHIBIT A

Neighborhood Planning and Zoning Department





 1" = 1200'		<b>ZONING EXHIBIT B</b>		<b>CITY GRID REFERENCE NUMBER</b> H19-20 & J19
				
	<b>SUBJECT TRACT</b> <b>PENDING CASE</b> <b>ZONING BOUNDARY</b> <b>CASE MGR: S. SERWAITIS</b>	<b>CASE #:</b> C14-05-0139 <b>ADDRESS:</b> SOUTH RIVER CITY <b>NEIGHBORHOOD PLANNING AREA</b> <b>SUBJECT AREA (acres):</b> N/A	<b>DATE:</b> 05-08 <b>INTLS:</b> SM	<b>-21</b>