

ORDINANCE NO. 20060302-058

AN ORDINANCE AMENDING ORDINANCE NO. 20050929-Z003, REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON APPROXIMATELY 2.3 ACRES OF LAND GENERALLY KNOWN AS THE SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON A TRACT OF LAND IDENTIFIED AS TRACT 35.

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 district and to change the base zoning district from community commercial (GR) district to community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district on a tract of land described in File C14-05-0139.002, as follows:

Tract 35 0 South IH-35 (Abs 24 Del Valle S Acr 2.31),

(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. Except as specifically provided in Part 3 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 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A 10-foot wide vegetative buffer shall be provided and maintained within the setbacks, along and adjacent to Woodland Avenue and 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.
2. Vehicular access from the Property to Woodland Avenue shall be by a limited function driveway that allows right-in and left-out movement only.
3. The following uses of the Property are prohibited:

Automotive sales

Automotive rentals

Commercial off-street parking

Exterminating services

Automotive washing (of any type)

Bail bond services

Drop-off recycling collection facility

Pawn shop services


PART 4. The Property is subject to Ordinance No. 20050929-Z003 that established the South River City neighborhood plan combining district.

PART 5. This ordinance takes effect on March 13, 2006.

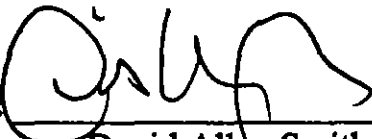
PASSED AND APPROVED

March 2, 2006

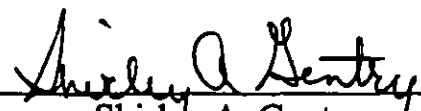
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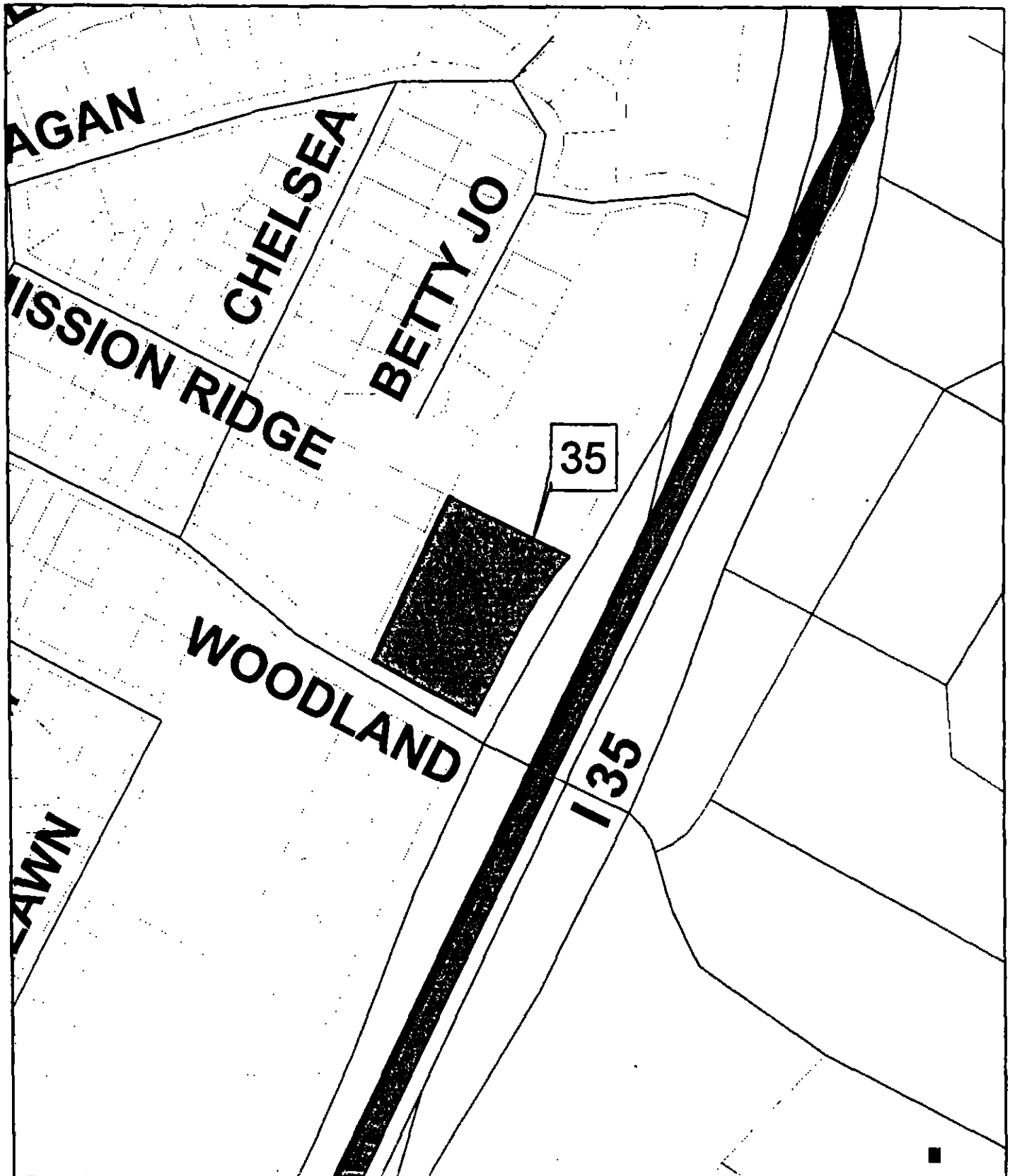

Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk



South River City Neighborhood Plan Combining District

Zoning Case # C14-05-0139.002



EXHIBIT A

Neighborhood Planning and Zoning Department

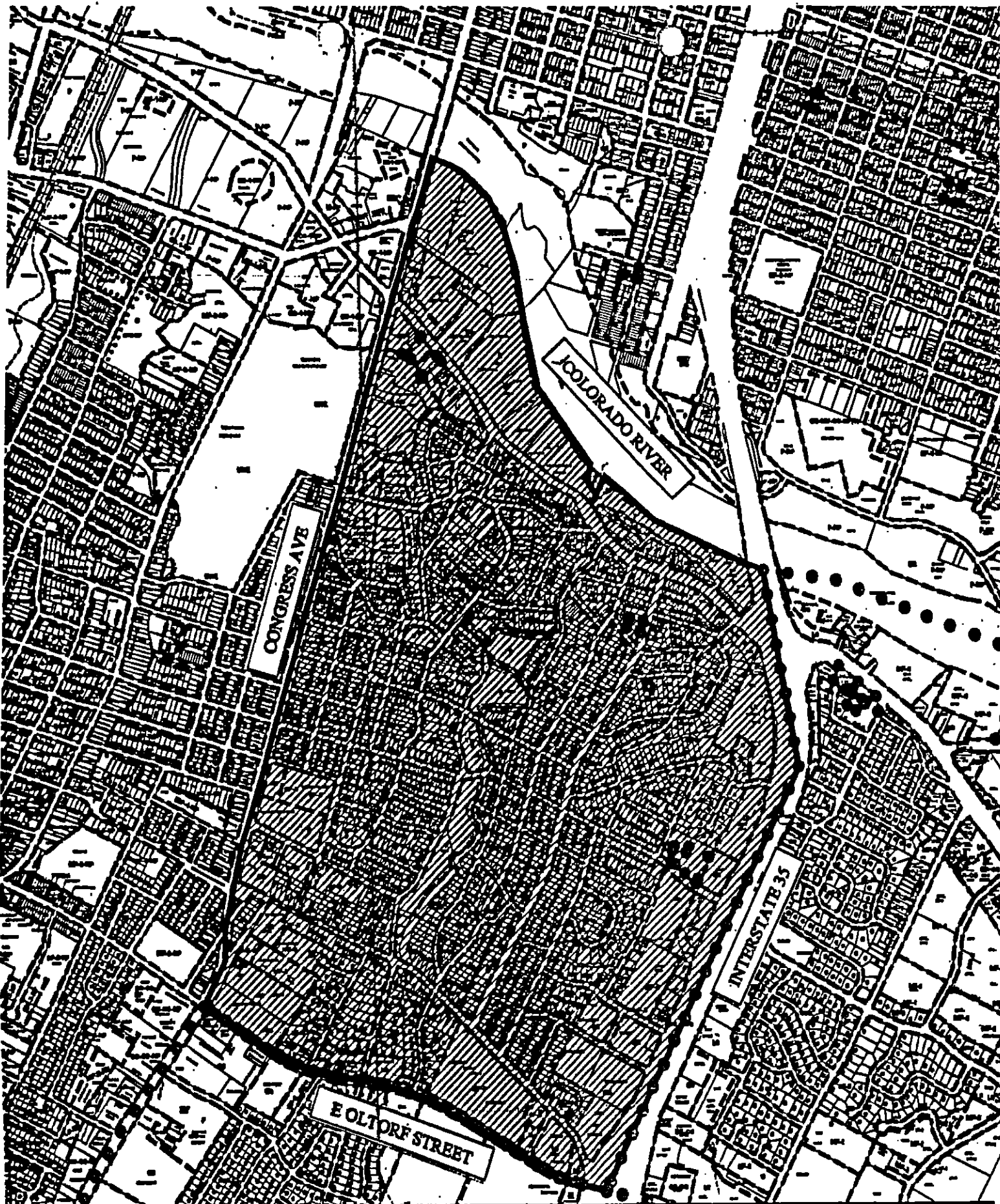





Tract 35



Planning Area Boundary
Other Tracts

0 0.03 0.06 0.12 Miles



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: S. SERWATIS

CASE #: C14-05-0139
 ADDRESS: SOUTH RIVER CITY
 NEIGHBORHOOD PLANNING AREA
 SUBJECT AREA (ACRES): N/A

ZONING EXHIBIT B

DATE: 05-08
 INTLS: 6M

CITY GRID
 REFERENCE
 NUMBER
 'H18-20 & J18
 -21