

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



**AGENDA ITEM NO.: Z-23  
AGENDA DATE: Thu 12/01/2005  
PAGE: 1 of 1**

**SUBJECT:** NP-05-0022.001 - Greater South River City Neighborhood Plan - Conduct a public hearing and approve an ordinance amending the Greater South River City Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to change the Future Land Use Map for properties locally known as 118-134 East Riverside Drive (Tract 1), 201-309 East Riverside Drive (Tract 3), 2100 South IH-35 (Tract 28), 2016 South IH-35 (Tract 29a), 2000 South IH-35 (Tract 29b) and 0 South IH-35 (ABS 24 Del Valle S Acr. 2.31) (Tract 35). The City Council may approve a land use change to any of the following categories: office, commercial, mixed-use office, mixed use, high density mixed use, or industrial. Planning Commission recommendation: To recommend a change in the Future Land Use Map with conditions. City Council action of September 29, 2005: Approved the Greater South River City Combined Neighborhood Plan and future land use map with the exception of secondary apartment and small lot amnesty special uses, and Tracts 1, 3, 28, 29a&b & 35. Vote: 6-0 (Council Member Kim off the dais). Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Adam Smith, 974-7685.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

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On September 29, 2005, City Council adopted the Greater South River City Combined Neighborhood Plan and the associated rezoning of the uncontested zoning cases as part of implementing the plan. Consideration of the contested cases was postponed to October 20, 2005. The contested cases include the secondary apartment and small lot amnesty infill options and the land use and rezoning of the following six tracts of land:

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  
Tract 29b: 2000 South IH-35  
Tract 35: 0 South IH-35 (Northwest corner of Woodland and S. IH-35)

Council adopted the future land use map for the entire Greater South River City neighborhood (including the contested tracts) as part of their adoption of the plan. The adopted future land use map may need to be amended, however, based on the rezoning of these six properties. The attached table outlines what was approved by the City Council on September 29th, the various zoning recommendations being proposed and the resulting change to the future land use map that is required if certain zoning recommendations are approved. Also attached is a map showing the location of the contested tracts and the adopted future land use map.



**Greater South River City Combined Neighborhood Plan:  
NP-05-0022.001**

The following table outlines what land uses were approved on the contested tracts by City Council on September 29<sup>th</sup>, the various zoning recommendations being proposed and the resulting change to the future land use map that is required if certain zoning recommendations are approved.

| Tract | Land Use adopted by Council on 9/29 | Zoning Recommendations |              |                |          | When is a change to adopted land use map needed?   |
|-------|-------------------------------------|------------------------|--------------|----------------|----------|--|
|       |                                     | Planning Commission    | Neighborhood | Property Owner | Staff    |  |
| 1     | Mixed Use*                          | LI-PDA-NP              | CS-NP        | DMU            | CS-NP    | If <u>property owner</u> recommendation is approved, the property will have to be renotified since DMU was not notified for and a change to <u>High-Density Mixed Use</u> is needed. |
| 3     | Mixed Use*                          | CS-CO-NP               | CS-CO-NP     | CS-CO-NP       | CS-NP    | No change required.  |
| 28    | Mixed Use                           | GR-MU-NP               | GO-CO-NP     | N/A            | GR-MU-NP | If <u>neighborhood</u> recommendation is approved, then a change to <u>Office</u> is needed.   |
| 29a   | Mixed Use                           | GR-MU-NP               | GO-CO-NP     | N/A            | GR-MU-NP | If <u>neighborhood</u> recommendation is approved, then a change to <u>Commercial</u> is needed.   |
| 29b   | Mixed Use                           | GR-MU-NP               | GR-NP        | N/A            | GR-MU-NP | If <u>neighborhood</u> recommendation is approved, then a change to <u>Commercial</u> is needed.   |
| 35    | Office                              | GO-NP                  | GO-NP        | GR-NP & CS-NP  | GR-CO-NP | If <u>property owner or staff</u> recommendation is approved, then a change to <u>Commercial</u> is needed.  |

\* Tracts 1 & 3 are located in the Waterfront Overlay which allows residential uses on non-residentially zoned properties. Therefore, the Mixed Use land use category is applicable since there is the potential for a mix of uses to be developed on these properties.





# South River City Neighborhood Plan Combining District

Case # NP-05-0022.001



Neighborhood Planning and Zoning Department



Subject Tracts



Planning Area Boundary



Other Tracts

0

0.125

0.25

0.5 Miles



# South River City Neighborhood Planning Area

Future Land Use

Single-family

Multi-family

Commercial

Mixed Use

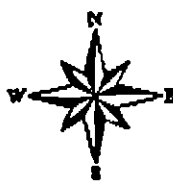
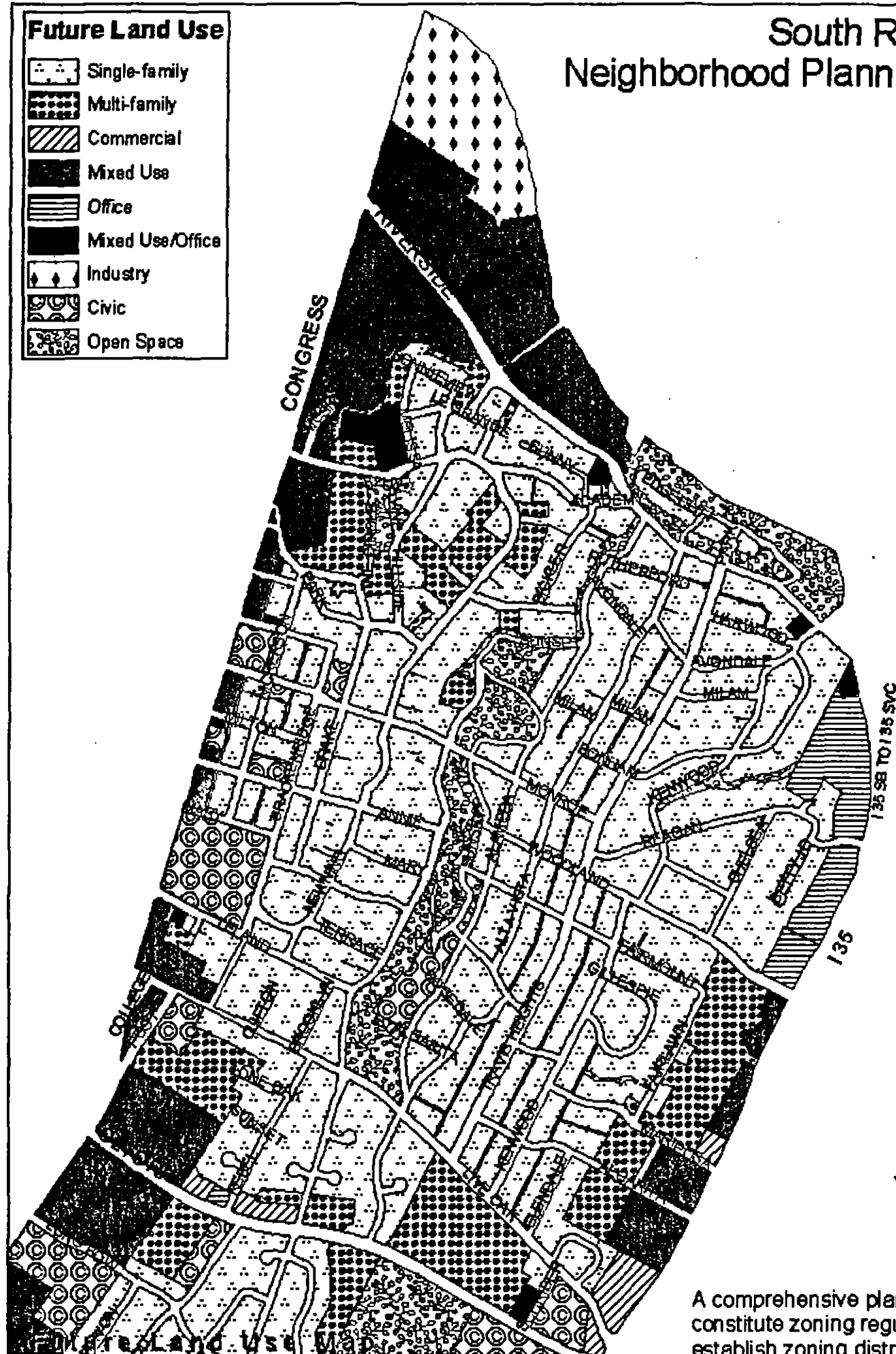
Office

Mixed Use/Office

Industry

Civic

Open Space



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