

Greater South River City Combined Neighborhood Plan: Uncontested Cases

City Council
September 29, 2005

1. Design Tool Options

	Front Porch Setback		Impervious Cover & Parking Placement		Garage Placement	
	SRC	SE	SRC	SE	SRC	SE
	X	X	X	X	X	X
SRC = South River City Neighborhood except for the area covered by the Fairview Park NCCD SE = St. Edwards Neighborhood						

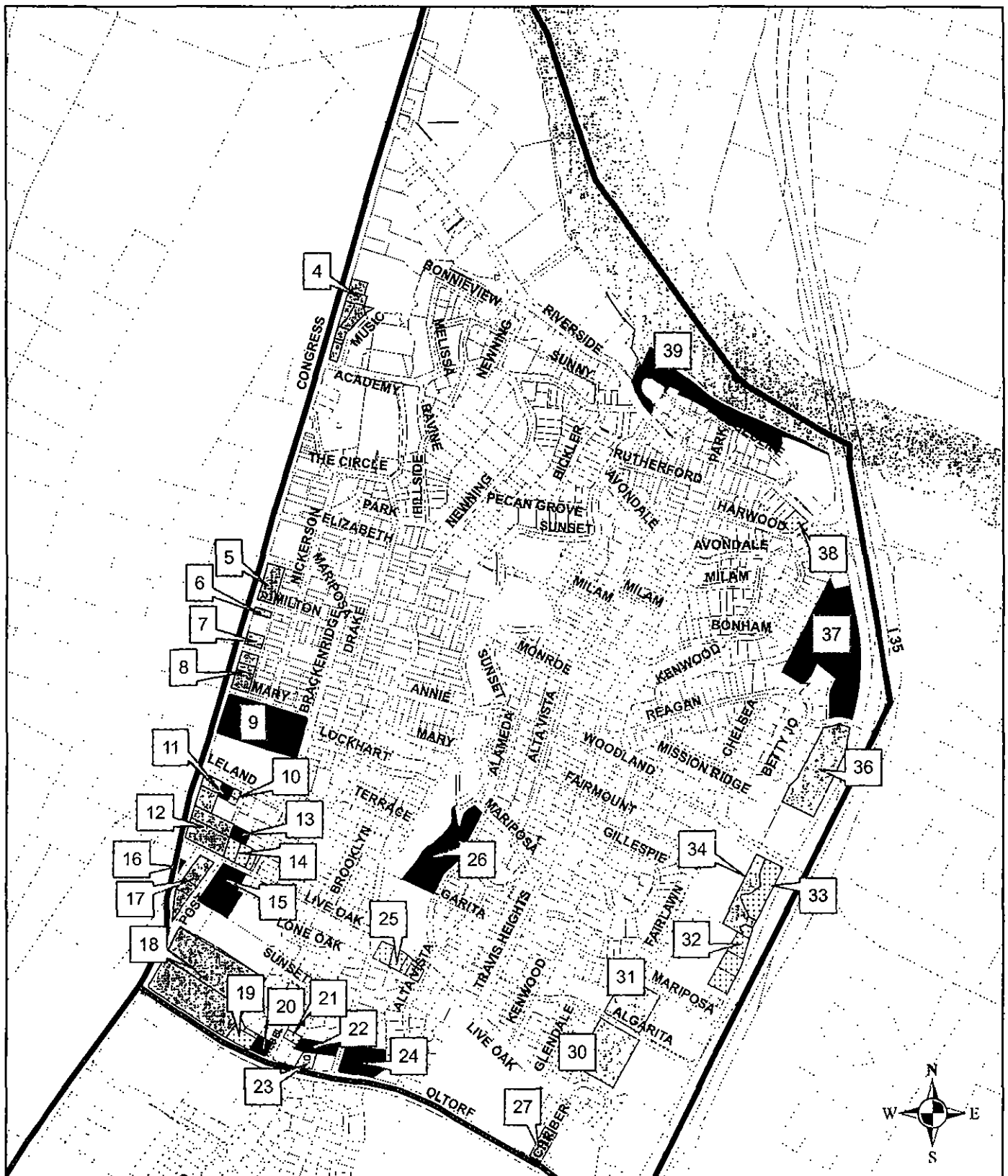
2. Front Yard Parking restrictions for the entire Greater South River City Neighborhood

3. Rezoning of the South River City Neighborhood Planning Area

Tract	Address	Current Land Use	Land Use Recommendations	Current Zoning	Zoning Recommendations	Infill Option
4	1009-1123 S. Congress	Commercial & Office (Twomey Auto Works, Schultze Insurance, SoCo Center, Docs Motorworks)	Mixed Use	CS-MU	CS-MU-NP	Mixed Use Building
5	1603 S. Congress	Parking for Congress Avenue Baptist Church	Mixed Use	CS	CS-MU-NP	Mixed Use Building
6	1701 & 1703 S. Congress	Office & Commercial (Tom O'Meara Law & Hill County Weavers)	Mixed Use	CS	CS-MU-NP	Mixed Use Building

18	100 E. Oltorf & 2301 S. Congress	Commercial (Twin Oaks Shopping Center)	Mixed Use	CS & CS-1	CS-NP	Neighborhood Urban Center
19	500 E. Oltorf	Retail (Sherwin Williams Paint)	Commercial	LR & SF-3	LR-NP	N/A
20	508 E. Oltorf	Medical Office (Dentist)	Office	LR & SF-3	GO-NP	N/A
21	2309 Rebel Rd.	Single Family	Single Family	LR	SF-3-NP	To be discussed 10/20
22	2302 East Side	Multifamily	Multifamily	LR	MF-4-NP	To be discussed 10/20
23	614 E. Oltorf	Restaurant (Curra's)	Commercial	LR & GR	GR-CO-NP	N/A
					The proposed conditional overlay restricts the site to Restaurant (General) as the only permitted GR use and allows all other permitted LR uses.	
24	710 E. Oltorf	Multifamily	Multifamily	LR	MF-4-NP	To be discussed 10/20
25	2203 East Side, 601, 703, 707, & 709 E. Live Oak, & 2200 Alta Vista	Single Family	Single Family	I-SF-3	SF-3-NP	To be discussed 10/20
26	2010 Alameda	Civic (Travis Heights Elementary School)	Civic	SF-3	P-NP	N/A
27	2206, 2208 & 0 Scriber St.	Single Family	Mixed Use Office	SF-3	NO-MU-NP	N/A
30	1221 Algarita	Multifamily (Cascades Apartments)	Multifamily	GR	MF-3-NP	To be discussed 10/20

Current Tract #	Proposed Conditional Overlay
** 1-3 & 38	These tracts are located in the Waterfront Overlay which allows residential uses in non-residentially zoned areas; therefore, the Mixed Use recommendation.
14	The proposed Conditional Overlay would prohibit the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Bail Bonds Services, Commercial Off-street Parking, Communication Services, Drop-off Recycling Collection Facility, Exterminating Services, Food Preparation, Funeral Services, General Retail Sales, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Outdoor Sports and Recreation, Pawn Shop Services, Restaurant (general), Theatre, Consumer Convenience Services, Restaurant Limited, Service Station, Plant Nursery, Club or Lodge, Communication Service Facilities, Community Recreation-Public, Community Recreation-Private, Congregate Living, Counseling Services, Guidance Services, Hospital Services (General), Residential Treatment, Safety Services, Telecommunication Tower.
32 & 33	The proposed Conditional Overlay would prohibit the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Bail Bond Services, Commercial Off-street Parking, Extermination Services, Pawn Shop Services, and Service Station. The Conditional Overlay also restricts access to Tract 33 from Woodland, requires all parking to be located on-site and for a 10 foot vegetative buffer along IH-35



South River City Neighborhood Plan Combining District



Zoning Case # C14-05-0139

Neighborhood Planning and Zoning Department



Subject Tracts



Planning Area Boundary

Other Tracts

0 0.125 0.25 0.5 Miles

4. Rezoning of the St. Edward's Neighborhood Planning Area

Tract	Address	Current Land Use	Land Use Recommendations (Neighborhood & Staff unless otherwise noted)	Current Zoning	Zoning Recommendations (Neighborhood & Staff unless otherwise noted)	Infill Option (Neighborhood & Staff unless otherwise noted)
101	303, 111, & 117 E. Oltorf 2401, 2407, 2409, & 2501 S. Congress	Commercial (Bealls Shopping Center)	Mixed Use	CS	CS-NP	Neighborhood Urban Center
102	2701 & 2703 S. Congress Ave.	Multifamily & Commercial (The Heights Apartments, Yamaha Dealership, Spillar Custom Hitch)	Mixed Use	CS & CS-CO	CS-MU-NP	Mixed Use Building
103	3405 S. Congress Ave. & 111 Woodward St.	Commercial (Penn Field & Ruta Maya)	Mixed Use	MF-3, LI & LO	CS-MU-CO-NP. The conditional overlay prohibits access to Braeswood Rd.	Mixed Use Building
104	3613 S. Congress	Commercial (Expose)	Mixed Use	CS-1 (footprint)	CS-1-MU-NP (footprint)	Mixed Use Building

111*	3615 Willow Springs Rd.	Commercial (Thyssen Krupp Elevator)	Industry	LI	LI-CO-NP *See details of agreement below	N/A
112	211 Alpine & 3708, 3800, 3900, 3916, 3922, & 4004 Woodbury Dr.	Commercial & Industry (Various businesses including June Janitorial Supply, Newman's Import Auto, & Capitol Engraving)	Industry	LI-CO, LI	LI-CO-NP. The CO prohibits basic industry, recycling center, resource extraction, and scrap & salvage.	N/A
113	304 E. Ben White Blvd. & 3701, 3805, 3815, 3901, 3907, & 3911 Woodbury	Commercial & Industry (Various businesses including AISD warehouse, & Orkin)	Industry	LI	LI-CO-NP. The CO prohibits basic industry, recycling center, resource extraction, and scrap & salvage.	N/A
114*	412 E. Ben White & 3700, 3708, 3904, 3910, & 3918 Warehouse Row	Commercial & Industry	Industry	LI	LI-CO-NP *See below for additional conditions	N/A

122	3903 S. Congress	Civic (US Post Office)	Civic	LI	P-NP	N/A
123	3910 & 3920 IH 35 S	Office (Farmer's Insurance)	Office	LR, SF-3	GO-NP	N/A
124	1401 St. Edwards Dr.	Multifamily (Forest Creek Village)	Multifamily	GR, SF-3	MF-3-NP	N/A
125	1211 Oltorf Street East	Civic (Travis High School)	Civic	UNZ	P-NP	N/A
126	501 Oltorf East	Multifamily (Sunnymeade Apartments)	Multifamily	GR	MF-4-CO-NP. The CO limits maximum building height to 40 feet.	To be discussed 10/20

Tract	Proposed Conditional Overlay
* 111, 114, 115 & portions of 112 & 113	The neighborhood and property owner agreed to the following: 1) the property owner agrees to not oppose a downzoning of Tract 120 to RR, Rural Residential, district zoning and to donate the tract to the City as a conservation easement contingent upon the neighborhood agreeing to Tracts 111, 114, 115, and portions of 112 & 113 being rezoned to LI-CO, Limited Industrial-Conditional Overlay. <i>The conditional overlay prohibits Basic Industry, Recycling Center, Resource Extraction, and Scrap & Salvage.</i> 2) The City will provide a letter to the property owner, Mr. Joe Jung, stipulating the terms of this agreement. 3) Mr. Jung, in turn, will provide to the neighborhood and City staff a letter formally agreeing to the terms. 4) Upon receipt of this letter, City staff will work with the City's Real Estate department and other pertinent departments in determining which department will operate and maintain this property.
** 117	The CO limits the site to 80% maximum impervious cover and prohibits adult oriented business, bail bond services, campground, commercial off-street parking, construction sales & services, drop-off recycling collection facility, equipment repair, pawn shops, vehicle storage, transitional housing, and transportation terminal.

St. Edwards Neighborhood Planning Area

Case # C14-05-0138

