

Greater South River City Combined Neighborhood Plan

City Council
December 1, 2005

Motion #	Council Action	Notes	Votes Required for 1 st reading
Z-24	Approve on 1 st reading an ordinance permitting the Secondary Apartment special use for the St. Edward's Neighborhood as recommended by Planning Commission.	Staff recommends small lot amnesty in addition to secondary apartment. The neighborhood is opposed to secondary apartment and small lot amnesty	4
Z-25	Approve on 1 st reading an ordinance permitting the Secondary Apartment special use within the Travis Heights-Swisher Subdistrict of the South River City Neighborhood as recommended by Planning Commission.	Staff recommends small lot amnesty in addition to secondary apartment. The neighborhood is opposed to secondary apartment and small lot amnesty	4
Z-25	Approve on 1st reading an ordinance rezoning Tracts 1, 3, 28, 29a&b, & 35 (see table below) as recommended by the Planning Commission.		4
Z-23	Approve on 1st reading amendments to the adopted future land use map for the Greater South River City Neighborhood consistent with any action taken on the rezonings of Tracts 1, 3, 28, 29a&b & 35.	If Council approves Planning Commission's rezoning recommendations, no changes to the future land use map are required.	4

Tract	Land Use adopted by Council on 9/29	Current Zoning	Planning Commission	Property Owner	Neighborhood	Staff	Comments	Votes Required for 1 st Reading
<p>1</p> <p>118-134 E. Riverside Dr.</p>	<p>Mixed Use</p>	<p>LI</p>	<p>Mixed Use LI-PDA-NP The PDA as recommended by Planning Commission limits the site to CS permitted uses and development standards with the exception of height</p>	<p>Keep the property zoned LI for the time being. The owner is currently working on redevelopment plans for approximately 11 acres that includes Tract 1. He will come in with a plan amendment and zoning application after working with staff and the neighborhood on their proposed plan.</p>	<p>The Neighborhood is in agreement with the Property Owner's request</p>	<p>Mixed Use CS-NP</p>	<p>No change to the adopted FLUM is required</p>	<p>4</p> <p>(A valid petition has been filed. 6 votes are required at the time of 3rd reading to rezone the property to district other than LI)</p>

Tract	Land Use adopted by Council on 9/29	Current Zoning	Planning Commission	Property Owner	Neighborhood	Staff	Comments	Votes Required for 1 st Reading
3 201-309 E. River-side Dr.	Mixed Use	LI	<p>Mixed Use CS-CO-NP</p> <p>The CO is the same as the neighborhood's recommendation with the following deletions:</p> <p>Limit maximum building height to 40 feet and prohibit: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Bail Bonds Services, Commercial Off-street Parking, Exterminating Services, Food Sales, Funeral Services, Indoor Entertainment, Indoor Sports and Recreation, Outdoor Sports and Recreation, Pawn Shop Services, Restaurant (limited & general), Service Station & Theater</p>	<p>Mixed Use CS-CO-NP</p> <p>The CO is the same as PC's recommendation with the following deletions:</p> <p>Limit maximum building height to 40 feet and prohibit: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Bail Bonds Services, Commercial Off-street Parking, Exterminating Services, Food Sales, Funeral Services, Indoor Entertainment, Indoor Sports and Recreation, Outdoor Sports and Recreation, Pawn Shop Services, Restaurant (limited & general), Service Station & Theater</p>	The Neighborhood is in agreement with the Property Owner's proposal	Mixed Use CS-NP	No change to the adopted FLUM is required	4

Tract	Land Use adopted by Council on 9/29	Current Zoning	Planning Commission	Property Owner	Neighborhood	Staff	Comments	Votes Required for 1 st Reading
28 & 29a 2100 & 2016 S. IH-35	Mixed Use	GR	Mixed Use GR-MU-CO-NP The CO requires a 10-foot vegetative buffer along the eastern property line of both tracts.	Commercial or Mixed Use GR-NP or GR-MU-NP	Office GO-CO-NP The CO would require 10-foot and 15-foot vegetative buffers along the western and eastern property lines, respectively, of both tracts.	Mixed Use GR-MU-NP	If the <u>neighborhood recommendation</u> is approved, then the future land use map needs to be amended to show <u>Office</u> for Tracts 28 and 29a.	4 (A valid petition has been filed. 6 votes are required at the time of 3 rd reading to rezone property to district other than GR-NP or GR-MU-NP)
29b 2000 S. IH-35	Mixed Use	GR	Mixed Use GR-MU-CO-NP The CO requires a 10-foot vegetative buffer along the eastern property line.	Commercial or Mixed Use GR-NP or GR-MU-NP	Commercial GR-MU-CO-NP The CO would require a 10-foot vegetative buffer along the eastern property line.	Mixed Use GR-MU-NP	No change to the adopted FLUM is required	4
35 North-west corner of Woodland and IH-35	Office	GR	Office GO-CO-NP The CO requires a 15-foot vegetative buffer along and adjacent to IH-35.	Commercial GR-NP & CS-NP (footprint only)	Office GO-CO-NP The CO would require a 15-foot vegetative buffer along and adjacent to IH-35	Commercial GR-CO-NP The CO would prohibit automotive sales and washing	If the <u>property owner or staff recommendation</u> is approved, then the future land use map needs to be amended to show <u>Commercial</u> for Tract 35.	4 (A valid petition has been filed. 6 votes are required at the time of 3 rd reading to rezone property to district other than GR-NP)