

ZONING AND PLATTING COMMISSION SUMMARY SHEET

ZONING CASE: C14-2021-0193 – 7400 South Congress Avenue

REQUEST:

C14-2021-0193 - 7400 South Congress Avenue - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7400 South Congress Avenue (South Boggy Creek Watershed). Applicant's Request: To rezone from single family residence-standard lot (SF-2) district zoning and community commercial (GR) district zoning to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Owner/Applicant: SL South Congress, LP (John Kiltz). Agent: Land Use Solutions (Michele Haussmann). City Staff: Wendy Rhoades, 512-974-7719.

DISTRICT: 2

DATE: June 7, 2022

ZONING AND PLATTING COMMISSION ACTION:

Motion by Commissioner Smith, seconded by Commissioner Greenberg to approve community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning as Staff recommended, with the following changes: 1) establish an additional Conditional Overlay (-CO) to restrict the maximum height of the residential building closest to the west property line to four stories; and 2) delete - CO #2 regarding a building and parking setback and replace it with a) a 125' building setback from the west property line; and b) a 65' vegetative buffer located along the west property line from the south property line to the southern edge of the blackberry drive right-of-way, by consent.

VOTE: 9-0, Commissioners Barrera-Ramirez and Stern – absent

ISSUES:

Representatives of the South Boggy Creek Neighborhood Association have met with the Applicant and provided a letter of support for GR-MU-CO combining district zoning.