Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-12
AGENDA DATE: Thu 10/20/2005
PAGE: 1 of 1

SUBJECT: C14-05-0139.001 – Greater South River City Combined Neighborhood Plan (South River City neighborhood) - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property within South River City Neighborhood bounded by Town Lake on the north, East Oltorf Street on the south, South IH-35 on the east, and South Congress on the west. The proposed zoning changes will amend the Neighborhood Plan (NP) combining district to add "Secondary Apartment" and "Small Lot Amnesty" as permitted special uses within the Travis Heights-Swisher Subdistrict. The Travis Heights-Swisher Subdistrict is generally bounded by Town Lake on the north, IH-35 on the east, Oltorf Street on the south, South Congress Avenue on the west, save and except the Fairview Park Subdistrict which is generally bounded by Riverside Drive and Music Lane on the north, Sunset Lane on the east, Monroe Street on the south and South Congress Avenue on the west. The proposed zoning changes would also rezone properties locally known as 118-134 E. Riverside Dr. (Tract 1), 201-309 E. Riverside Dr. (Tract 3), 2100 S. IH-35 (Tract 28), 2016 S. IH-35 (Tract 29a), 2000 S. IH-35 (Tract 29b) and 0 S. IH-35 (ABS 24 Del Valle S Acr. 2.31) (Tract 35) (Blunn Creek, East Bouldin Creek, Harpers Branch & Town Lake watersheds). The City Council may approve a base district zoning change to any of the following: neighborhood office (NO) district zoning; limited office (LO) district zoning; general office (GO) district zoning; commercial recreation (CR) district zoning; neighborhood commercial (LR) district zoning; community commercial (GR) district zoning; warehouse/limited office (W/LO) district zoning; general commercial services (CS) district zoning; commercial-liquor sales (CS-1) district zoning; commercial highway (CH) district zoning; industrial park (IP) district zoning; major industrial (MI) district zoning; limited industrial services (LI) district zoning; research and development (R&D) district zoning; development reserve (DR) district zoning; planned unit development (PUD) district zoning; historic (H) district zoning; and public (P) district zoning. A conditional overlay (CO) combining district, planned development area (PDA) combining district, mixed use (MU) combining district; neighborhood plan (NP) combining district or neighborhood conservation (NC) combining district may also be added to these zoning base districts. Planning Commission Recommendation: To recommend the addition of Secondary Apartment to the NP, to not include Small Lot Amnesty in the NP and to grant the requested zonings with conditions. City Council action of September 29, 2005: Approved uncontested cases in the South River City Neighborhood as recommended by Planning Commission and postponed action on Tracts 1, 3, 28, 29a& 29b & 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, Sherri Sirwaitis, 974-3057. Note: A valid petition has been filed in opposition to this rezoning request.

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning

DIRECTOR'S AUTHORIZATION: Greg Guernsey

RCA Serial#: 10165 Date: 10/20/05 Original: Yes
Disposition:

Published:
Adjusted version published:

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0139 (South River City Neighborhood Planning Area Rezonings)

P.C. DATE: September 13, 2005

AREA: Approximately 725.40 acres

ADDRESS OF PROPOSED ZONING CHANGE: The boundaries of South River City Neighborhood Planning Area are:

North – Town Lake
East – Interstate Highway-35
South – Oltorf Street
West – South Congress Avenue

APPLICANT: City of Austin (City initiated)

AGENT: Neighborhood Planning and Zoning Department (Adam Smith/Sherri Sirwaitis)

SUMMARY STAFF RECOMMENDATION:

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed South River City NPCD, "Small Lot Amnesty," "Secondary Apartment," "Garage Placement," "Impervious Cover and Parking Placement Restrictions" and "Prohibiting Parking in the Front Yard" zoning regulations are proposed for the Travis Heights-Swisher Subdistrict. The Travis Heights subdistrict is generally bounded by Town Lake on the north, IH-35 on the east, Oltorf Street on the south, South Congress Avenue on the west & excluding the Fairview Park Subdistrict which is generally bounded by Riverside Drive and Music Lane on the north, Sunset Lane on the east, Monroe Street on the south and South Congress Avenue on the west. The "Neighborhood Mixed-Use Building" special use is being proposed for tracts 4-8, 11-14, 17, 28 & 29a&b. The "Neighborhood Urban Center" special use is being proposed for tract 18.

In addition, the staff recommends base district zoning changes for the 39 tracts shown on the attached South River City Neighborhood Planning Area map. The Land Use, Zoning & Infill Option Recommendations tract table lists the property address, existing land use, current zoning, proposed zoning, and infill options. A description of the proposed zoning base districts follows the tract table.

ISSUES:

On September 29, 2005, the City Council approved the South River City Neighborhood Plan Combining District rezonings, with the exception of the proposed rezonings for Tracts 1, 3, 28, 29a, 29b, and 35 and Secondary Apartment and Small Lot Amnesty special uses for the Travis Heights-Swisher Subdistrict, on all 3 readings. The City Council postponed action on

the outstanding issues for this case and kept the public hearing open for these items until October 20, 2005.

A valid petition has been filed for the property located at 609 Fairfield Lane/ Northwest corner of Woodland Avenue and Interstate Highway-35 (Tract 35). The property owner objects to the proposed rezoning of this property to GO-NP (Petition Verification – Attachment K).

In addition, a valid petition has been submitted for the property located at 118-134 East Riverside Drive (Tract 1). The property owner opposes the proposed rezoning of this tract of land from LI to CS-NP. The Planning Commission recommended LI-PDA-NP zoning for this property. The Commission encouraged the property owner and the neighborhood to have discussions to consider conditions for the PDA including the ability to allow for a height of greater than 60 feet on this site (Petition Verification – Attachment K).

The staff has received a letter from Mr. W. "Cotton" Carlson, with Rockford Business Interiors, in reference to the property located at 211 East Riverside Drive (Tract 3). This letter is an attempt by the property owner to meet the neighborhood halfway on the proposed conditional overlay for this tract of land. The prohibited uses offered by the property owner are intended as modifications to the Planning Commission's recommendation for Tract 3.

DEPARTMENT COMMENTS:

The neighborhood does not recommend "Small Lot Amnesty," "Secondary Apartment" and "Mixed Use Building" for Tracts 28 & 29a&b. The neighborhood recommends the other infill option and design tool options listed above.

While the neighborhood and staff agree on most of the zoning recommendations, there are several places where they differ. The tract charts identify where these properties are and how the recommendations differ.

Please note that this case is scheduled for the September 29, 2005 City Council Meeting for all three readings of the Neighborhood Plan Rezonings, concurrently with the hearing of the proposed Neighborhood Plan.

LIST OF ATTACHMENTS:

A. Greater South River City Combined Neighborhood Planning Area Map
B. Overview of the Greater South River City Combined Neighborhood Plan
C. GIS Staff Zoning Map For South River City Neighborhood Planning Area
D. Fairview Park and Travis Heights-Swisher Subdistrict Boundaries Map
E. Existing Zoning Map
F. Future Land Use Map
G. Map of Recommended Zoning Changes
H. Land Use, Zoning & Infill Option Recommendations Tract Table
I. Description of Land Use, Zoning, Infill Option, and Design Tool Recommendations

J. Reponses From Property Owners
K. Petitions Against Proposed Rezonings
L. Letter from Property Owner Regarding Tract 3
M. Neighborhood Housing and Community Development Affordability Impact Statement

PLANNING COMMISSION RECOMMENDATION:

9/13/05: MOTION: To approve staff recommendation for the Greater South River City Combined Neighborhood Plan and associated rezonings (JMC-1st; JR-2nd). Amendments to this motion are as follows:

AMENDMENT #1:
For Tract 1: Recommend LI-PDA-NP subject to CS, General Commercial, District uses and site development regulations. Encourage discussion between the property owners and the residents about additional conditions for the PDA, including allowing heights greater than 60 feet (Vote: 8-1, DS-opposed; JMC-1st, CG-2nd).
AMENDMENT #2:
For Tract 3: Adopt the neighborhood recommendation of CS-CO-NP zoning with conditional overlay prohibiting uses listed by neighborhood, with the exception of Restaurant (Limited & General) (Vote: 9-0; JMC-1st, MD-2nd).
AMENDMENT #3:
For Tract 35: Recommend the neighborhood's recommendation of GO-NP zoning (Vote: 6-2, MM/CG-abstain; JMC-1st, DS-2nd).

AMENDMENT #4: (MOTION FAILED)
For Tract 116: Commissioner Galindo suggested rezoning Tract 116 from LI zoning to CS-CO-NP and changing the future land use map to reflect commercial use on the site. Apply the conditional overlay (CO) that applies to Tract 117, but do not prohibit Construction Sales and Service use. The motion failed.

AMENDMENT #5: (MOTION WITHDRAWN)
To remove the Secondary Apartment infill option from the Neighborhood Plan recommendations (GR-1st, CR- 2nd- for discussion purposes). The motion was withdrawn.

AMENDMENT #6:
To approve neighborhood's recommendation not to adopt the Small Lot Amnesty infill option (Vote: 5-4, JR/JMC/MM/DS-opposed; CR-1st, KJ-2nd).

MOTION: To approve the neighborhood's recommendation to add a vegetative buffer within the existing zoning setbacks for the properties located along IH-35 north of Oltorf and to direct staff to meet with the property owners of 600 E. Riverside (currently Joe's Crab Shack) to discuss the possible addition of an easement along the north side of their property along Town Lake for the extension of the Town Lake Trail (Vote: 9-0; JMC-1st, DS-2nd).

MOTION: To strike the second statement in item C-2 ("...and discourage redevelopment to higher-density housing or other uses.) of the Neighborhood Plan document (Vote: 9-0; CR-1st, DS-2nd).

MOTION: Direct staff to initiate amendments to the Fairview Park NCCD and that amendments to the NCCD will not be subject to the one year waiting period upon passage of the plan (Vote: 9-0; JR-1st, CR-2nd).

Overall vote to approve the Neighborhood Plan and associated rezonings with proposed amendments and motions (Vote: 8-1, MM-opposed; JMC-1st, JR-2nd).

AREA STUDY: Greater South River City Combined Neighborhood Planning Area (South River City)

TIA: Not required

WATERSHEDS: East Bouldin Creek
Blunn Creek
Harper's Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

SCHOOLS:

Travis Heights Elementary School
Fulmore Middle School
Travis High School

NEIGHBORHOOD ORGANIZATIONS:

26 - Far South Austin Community Association
74 - South River City Citizens Association
127 – Bouldin Creek Neighborhood Association
154 – Dawson Neighborhood Association
189 – Southeast Austin Neighborhood Alliance
300 – Terrell Lane Interceptor Association
428 – Barton Springs/Edwards Aquifer Conservation District
438 – Downtown Austin Alliance
498 – South Central Coalition
511 – Austin Neighborhoods Council
742 – Austin Independent School District
743 – Southeast Austin Trails & Greenbelt Alliance
744 – Sentral Plus East Austin Kolation (SPEAK)
748 – Bouldin Forward Thinking
752 – SoCo-South First Street
972 – PODER People Organized in Defense of Earth & Her Resources

976 – Dawson Neighborhood Planning Team
995 – South Austin Commercial Alliance

RELATED CASES:

NP-05-0022 – Greater South River City Combined Neighborhood Planning Area
C14-05-0138 –St. Edward's Combined Neighborhood Plan Area Rezonings

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Riverside Boulevard	90'	Varies	Arterial	Yes	#27	#60
Woodland Avenue	80'	45'	Collector	No	N/A	#68
IH-35	Varies	Varies	Arterial	Yes	#61	N/A
Congress Avenue	130'	90'	Arterial	Yes	#13	#47
Oltorf	80'	40'	Varies	Yes	#31	N/A

CITY COUNCIL DATE: September 29, 2005

ACTION: The public hearing was closed and Ordinance No. 20050929-Z003 for the South River City Neighborhood Plan Combining District rezonings, with the exception of the proposed rezonings for Tracts 1, 3, 28, 29a, 29b, and 35 and Secondary Apartment and Small Lot Amnesty special uses, was approved (6-0, Council Member Kim recussed herself; Mayor Pro Tem Thomas-1st, Council Member Dunkerley-2nd.

A motion was made to postpone action on Tracts 1, 3, 28, 29a, 29b, and 35 and the Secondary Apartment and Small Lot Amnesty special uses until October 20, 2005 (to keep the public hearing open for theses items) was approved (6-0, Council Member Kim-recussed herself; Council Member McCracken-1st, Council Member Dunkerley-2nd.

CITY COUNCIL DATE: October 20, 2005

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBERS:

ZONING CASE MANAGER: Sherri Sirwaitis **PHONE:** 974-3057
E-MAIL: sherri.sirwaitis@ci.austin.tx.us

NEIGHBORHOOD PLANNER: Adam Smith **PHONE:** 974-7685
E-MAIL: adam.smith@ci.austin.tx.us

STAFF RECOMMENDATION

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

The staff recommends base district zoning changes for the 39 tracts shown on the attached South River City Neighborhood Planning Area map. The Land Use, Zoning & Infill Option Recommendations tract table lists the property address, existing land use, current zoning, proposed zoning, and infill options. A description of the proposed zoning base districts follows the tract table.

BACKGROUND

The Austin City Council passed a resolution on November 6, 2005, which initiated the Greater South River City Combined Neighborhood planning process. Following a kickoff meeting on May 15, 2004, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for the past sixteen months.

The plan's goals, objectives, and action items were developed at numerous Greater South River City Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning cases.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP modifies the base district of an individual parcel within the Travis Heights-Swisher Subdistrict to allow for the following special uses – Small Lot Amnesty and Secondary Apartment, and design tools – Parking Placement and Impervious Cover Restrictions, Garage Placement, and Prohibiting Parking in the Front Yard.

The neighborhood's position on the infill options and design tools are indicated under "Department Comments" above and again, more specifically, on the tract chart.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Greater South River City Combined Neighborhood Plan:

GOAL (A):
Maintain the historic fabric and respect the established neighborhood character and natural assets.

Objective: New single-family construction in residential areas should compliment, reflect, and respect the character of the single-family houses in the area.

Objective: Protect historic resources including buildings, bridges, gateways and other structures.

GOAL (B):
Identify and develop criteria for the inferface between residences and commercial development.

Objective: Continue to allow office and limited commercial uses along IH-35, encouraging new development to respect the natural setting and to provide ample landscaping.

Objective: To the greatest extent possible, limit commercial development along Oltorf Street and Woodward Street to its current location and intensity.

Objective: Encourage redevelopment of the shopping centers at the intersection of Congress Avenue and Oltorf Street as pedestrian-friendly, mixed-use "neighborhood centers".

Objective: Maintain the Woodward industrial district in the southern portion of the planning area while protecting the environment as well as nearby residential areas.

Objective: Identify and develop criteria to encourage business along South Congress Avenue that serves and is compatible with the surrounding residential neighborhood.

Objective: Develop ways to ensure that agreements between the neighborhood and developers area abided by.

GOAL (C):
Identify and develop criteria for density that result in a net benefit to the neighborhood.

Objective: Preserve housing affordability and increase diversity of housing types.

GOAL (D):
Enhance the transportation network to allow residents to walk, bike, roll, ride, and drive safely.

Objective: Improve pedestrian safety and mobility throughout the neighborhood.

Objective: Improve bicycle safety and mobility throughout the neighborhood.

Objective: Improve the accessibility of public transit.

Objective: Improve auto safety and efficiency.

Objective: Minimize the impacts of parking and arterial roadways on the neighborhood.

Objective: Promote multi-modal approaches to improve mobility.

GOAL (E):
Protect and enhance creeks, greenbelts and watershed systems.

Objective: Preserve and improve the water quality, base flow and natural quality of all creeks and waterways throughout the neighborhood.

Objective: Preserve and improve the water quality, base flow, and natural quality of Blunn Creek.

Objective: Mitigate problems with localized flooding in the St. Edward's Neighborhood planning area.

Objective: Preserve and protect the live oak trees in the neighborhood by mitigating the spread of oak wilt.

GOAL (F):
Preserve and enhance the natural beauty, open spaces, and air quality of the neighborhood.

Objective: Preserve and enhance the Blunn Creek Greenbelt.

Objective: Work to create a continuous hike and bike trail along Blunn Creek from Town Lake to Ben White Boulevard.

Objective: Preserve and improve the Town Lake Hike and Bike trail.

Objective: Preserve and improve Norwood Park.

Objective: Preserve passive open space and easement known as "Ravine Park".

Objective: Minimize the effects of lighting on the aesthetic and character of the neighborhood.

GOAL (G):
Improve safety and reduce crime.

GOAL (H):
Foster a locale where each person has the greatest possible opportunity to pursue individual, family and community goals – whether academic, economic, cultural, artistic, athletic, recreational, or spiritual.

EXISTING CONDITIONS

Zoning and Land Use

Existing Land Use:

Single Family	29 %
Multi-Family	11 %
Mixed Use	0.5 %
Office	4 %
Commercial	12 %
Industrial	2 %
Civic	20 %
Open Space	7 %

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N/A
MF-4, Multifamily Residence Moderate – High Density	70 %
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the Land Development Code)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Environmental

The neighborhood is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin, Blunn, Harpers Branch Creeks, and Town Lake Watersheds of the Colorado River Basin, which are all classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Sites in this neighborhood are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm, unless the property has pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all commercial development and/or redevelopment.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Existing Conditions:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Riverside Boulevard	90'	Varies	Arterial	Yes	#27	#60
Woodland Avenue	80'	45'	Collector	No	N/A	#68
IH-35	Varies	Varies	Arterial	Yes	#61	N/A
Congress Avenue	130'	90'	Arterial	Yes	#13	#47
Oltorf	80'	40'	Varies	Yes	#31	N/A

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or

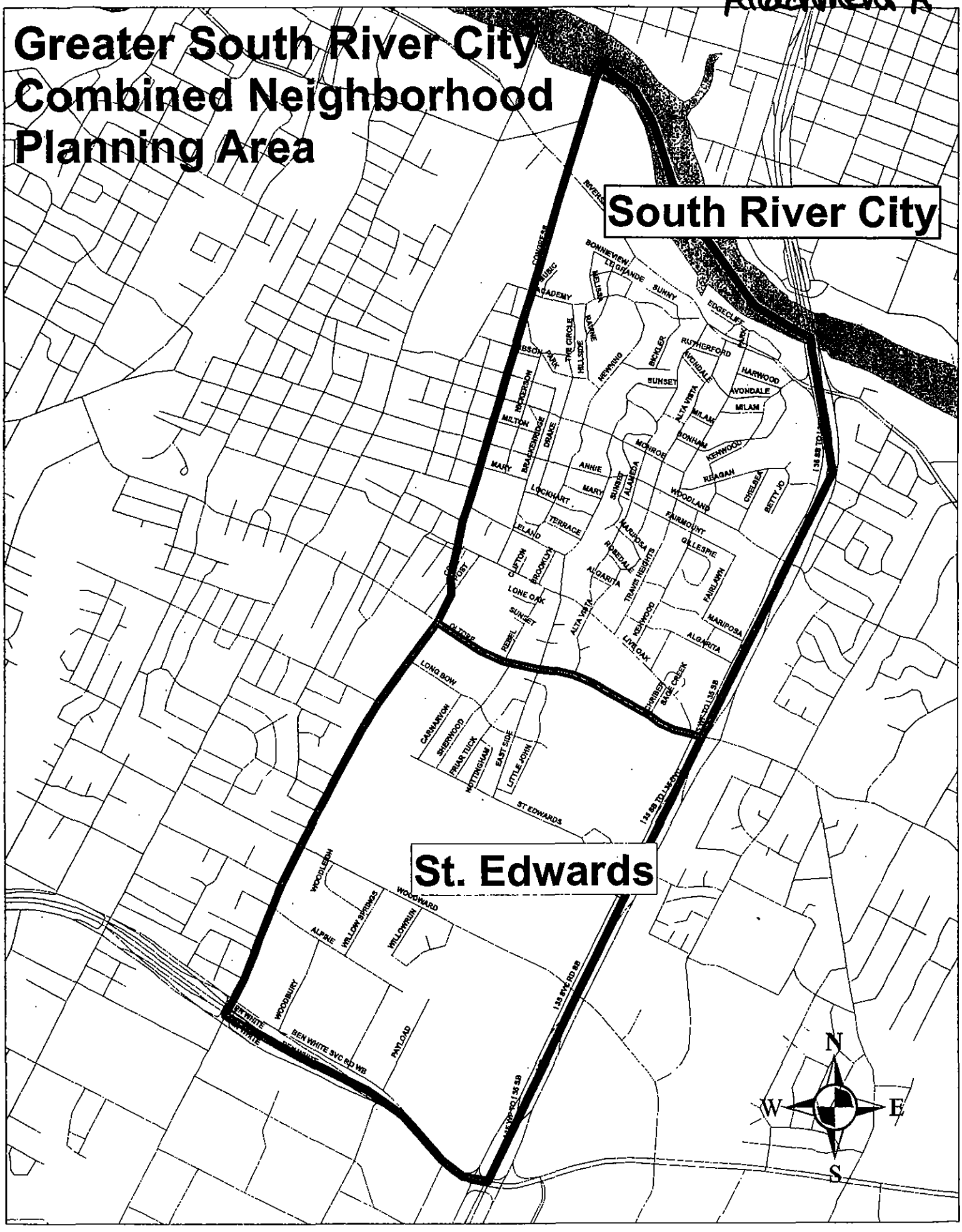
utility relocation, or adjustment are required, the landowner, at on expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Additional design regulations will be enforced at the time a site plan is submitted.

Attachment A

Greater South River City Combined Neighborhood Planning Area



Attachment B

Greater South River City Combined Neighborhood Plan

Presentation to the Planning Commission

September 13, 2005

STAFF: Adam Smith, Lead Planner
Scott Whiteman
Katie Halloran
Sherri Sirwaitis, Zoning Case Manager

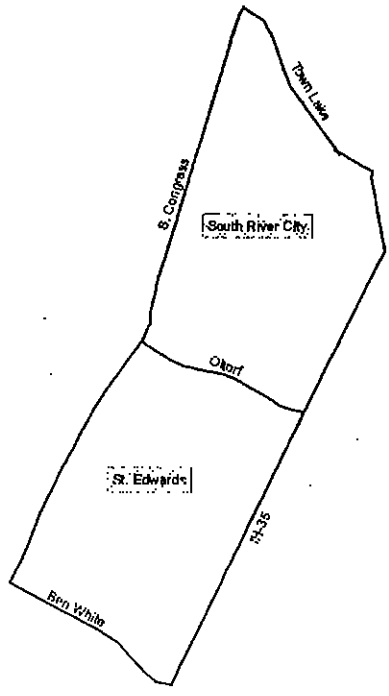
AGENDA

I. Introduction
II. Planning Process
III. Vision and Goals
IV. Overview of Transportation, Environment, Parks and Open Space and Urban Design Recommendations
V. Design Tool & Infill Options
VI. Land Use and Zoning
VII. Unresolved Issues
VIII. Questions and Answers

I. INTRODUCTION

Neighborhood Planning Areas: the Greater South River City Combined Neighborhood Plan is comprised of the South River City and St. Edward's Neighborhoods

Boundaries: Town Lake to the north, IH 35 to the east, Ben White Boulevard to the south and South Congress to the west



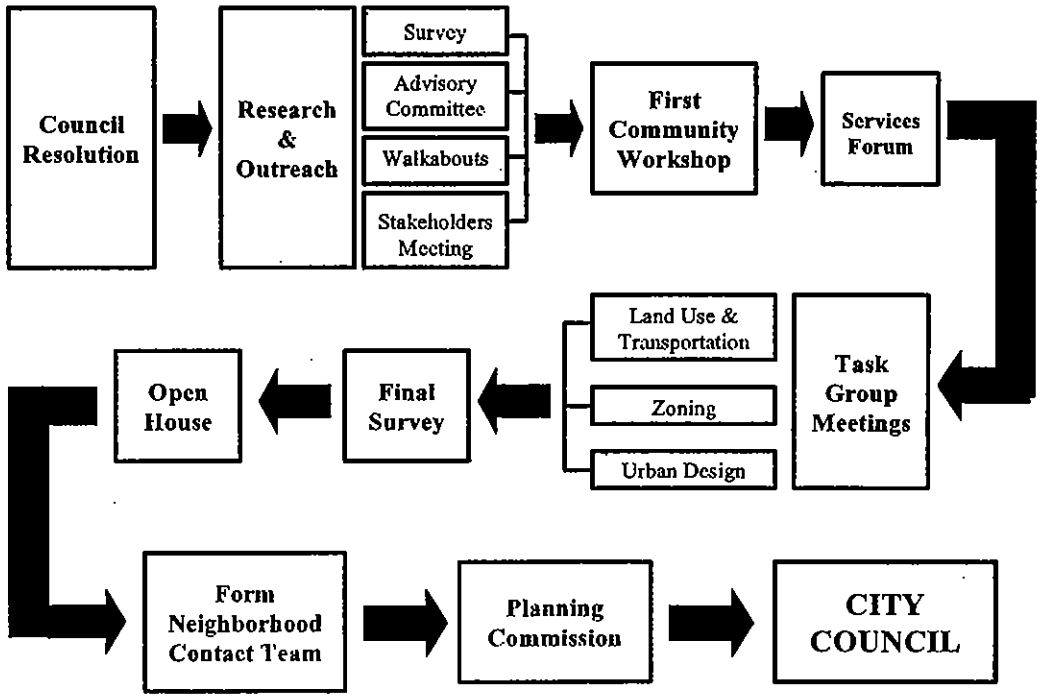
Statistics:

- Population: 10,359 (2000 Census). Up 18% since 1990.
- Land Area: Approximately 1,500 acres
- Current land use distribution:
  - Single Family – 29%
  - Multifamily – 11%
  - Mixed Use – .5%
  - Office – 4%
  - Commercial – 12%
  - Industrial – 2%
  - Civic – 20%
  - Open Space – 7%
- Gross Density: South River City – 8.3 persons/acre; St. Edward's – 5.4 persons/acre
- Owner Occupied Housing Units: 29% (2000 Census)

II. PLANNING PROCESS

Significant Dates:

- Official Kickoff: First Community Workshop (May 15, 2004)
- Draft Future Land Use Map developed: October 26, 2004
- Draft Zoning Recommendations completed: April 6, 2005
- Open House: June 22, 2005



Greater South River City neighborhood planning process 11/03 – 10/05

III. VISION AND GOALS

Vision

As responsible trustees, preserve, protect, and improve the quality and diversity of residential life in the Greater South River City neighborhood and support the success of institutions and locally owned businesses.

Goals

1. Maintain the historic fabric and respect the established neighborhood character and natural assets.
2. Identify and develop criteria for the interface between residences and commercial development.
3. Identify and develop criteria for density that result in a net benefit to the neighborhood.

4. Enhance the transportation network to allow residents to walk, bike, roll, ride, and drive safely.
5. Protect and enhance creeks, greenbelts and watershed systems.
6. Preserve and enhance the natural beauty, open spaces, and air quality of the neighborhood.
7. Improve safety and reduce crime.
8. Foster a locale where each person has the greatest possible opportunity to pursue individual, family and community goals—whether academic, economic, cultural, artistic, athletic, recreational, or spiritual.

IV. OVERVIEW OF TRANSPORTATION, ENVIRONMENT, PARKS AND OPEN SPACE & URBAN DESIGN OBJECTIVES

Transportation

- Improve pedestrian safety and mobility throughout the neighborhood
- Improve bicycle safety and mobility throughout the neighborhood
- Improve the accessibility of public transit
- Improve auto safety and efficiency
- Minimize the impacts of parking and arterial roadways on the neighborhood
- Promote multi-modal approaches to improve mobility

Environment

- Preserve and improve the water quality, base flow and natural quality of all creeks and waterways throughout the neighborhood
- Preserve and improve the water quality, base flow and natural quality of Blunn Creek
- Mitigate problems with localized flooding in the St. Edward's Neighborhood planning area
- Preserve and protect the live oak trees in the neighborhood by mitigating the spread of oak wilt

Parks and Open Space

- Preserve and enhance the Blunn Creek Greenbelt
- Work to create a continuous hike and bike trail along Blunn Creek from Town Lake to Ben White Boulevard
- Preserve and improve the Town Lake Hike and Bike trail
- Preserve and improve Norwood Park
- Preserve passive open space and easement known as "Ravine Park"
- Minimize the effects of lighting on the aesthetic and character of the neighborhood

Urban Design

Residential Design Guidelines:

- New construction, including single family and duplexes, should be built in proportion with the surrounding area
- Secondary apartments should be compatible with existing and historic architecture
- Incorporate green building techniques

- Landscaped front yards with walkways connecting the home to the street or sidewalk are encouraged
- Use of native landscaping is encouraged
- Mechanical equipment and garbage cans should be screened
- Preserve and protect trees to the greatest extent possible
- Fences in the front yard should not create a walled-off appearance
- Locate multifamily parking lots to the side or rear of the building or buffer the lot from street view by a fence or hedge
- Sidewalks and curb ramps should be designed to meet all accessibility requirements
- Minimize number of curb cuts and restrict width of driveways to minimum allowed by City

Commercial Design Guidelines:

- Provide same compatibility standards for multifamily as required for single family
- Provide landscape buffers between commercial and residential areas
- Businesses with outside patios adjacent to residential areas should limit their late hours of operation and direct speakers away from homes
- Provide bike racks
- New structures and renovations on South Congress should maintain existing and historic architectural details
- Provide ground floor windows
- Break up the façade of a building by alternating depths of building bays and limiting the width of the façade
- Incorporate locally-produced art
- Signage should be at pedestrian scale and attached to building
- Parking adjacent to residential areas is discouraged. However, parking and service areas are best located to the side or rear of the buildings.
- Provide human-scaled lighting, shade trees and awnings along sidewalks
- Consolidate street furnishings and utilities to make walking easier and safer

V. DESIGN TOOL AND INFILL OPTIONS

Design Tools

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

Infill Options

	Small lot amnesty		Secondary Apartment		Neighborhood Mixed Use Building		Neighborhood Urban Center	
	SRC	SE	SRC	SE	SRC	SE	SRC	SE
Neighborhood					X	X	X	X
Staff	X	X	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

VI. LAND USE AND ZONING

Overall land use patterns (see Neighborhood and Staff FLUMS)

- Preserve existing single family and multifamily housing stock. Pursue remedies for new houses being built out of proportion with the surrounding area.
- Create opportunities for mixed-use development along South Congress and within the Waterfront Overlay (area adjacent to Town Lake and extending to the commercial properties on the south side of Riverside Drive. Preserve retail along South Congress. Develop a strategy for: 1) preventing South Congress from becoming an entertainment district by limiting the number of restaurants and bars; and, 2) limiting the impact of commercial activities on adjacent residences.
- Maintain existing office uses along IH 35
- Limit industrial uses to the southern portion of the neighborhood

Zoning Recommendations

See zoning tract charts and tract maps

Differences between the Neighborhood, Property Owner and Staff Recommendations

See the zoning tracts charts for details on the proposed conditional overlays.

Tract	Recommendation		
	Neighborhood	Staff	Property Owner
1	GO-NP	CS-NP	N/A
3	CS-CO-NP	CS-NP	CS-NP
28	GO-CO-NP	GR-MU-NP	N/A
29a	GO-CO-NP	GR-MU-NP	N/A
29b	GR-NP	GR-MU-NP	N/A
35	GO-NP	GR-CO-NP	GR-CO-NP & CS-CO-NP (footprint)
37	GO-NP	GO-NP	GR-CO-NP

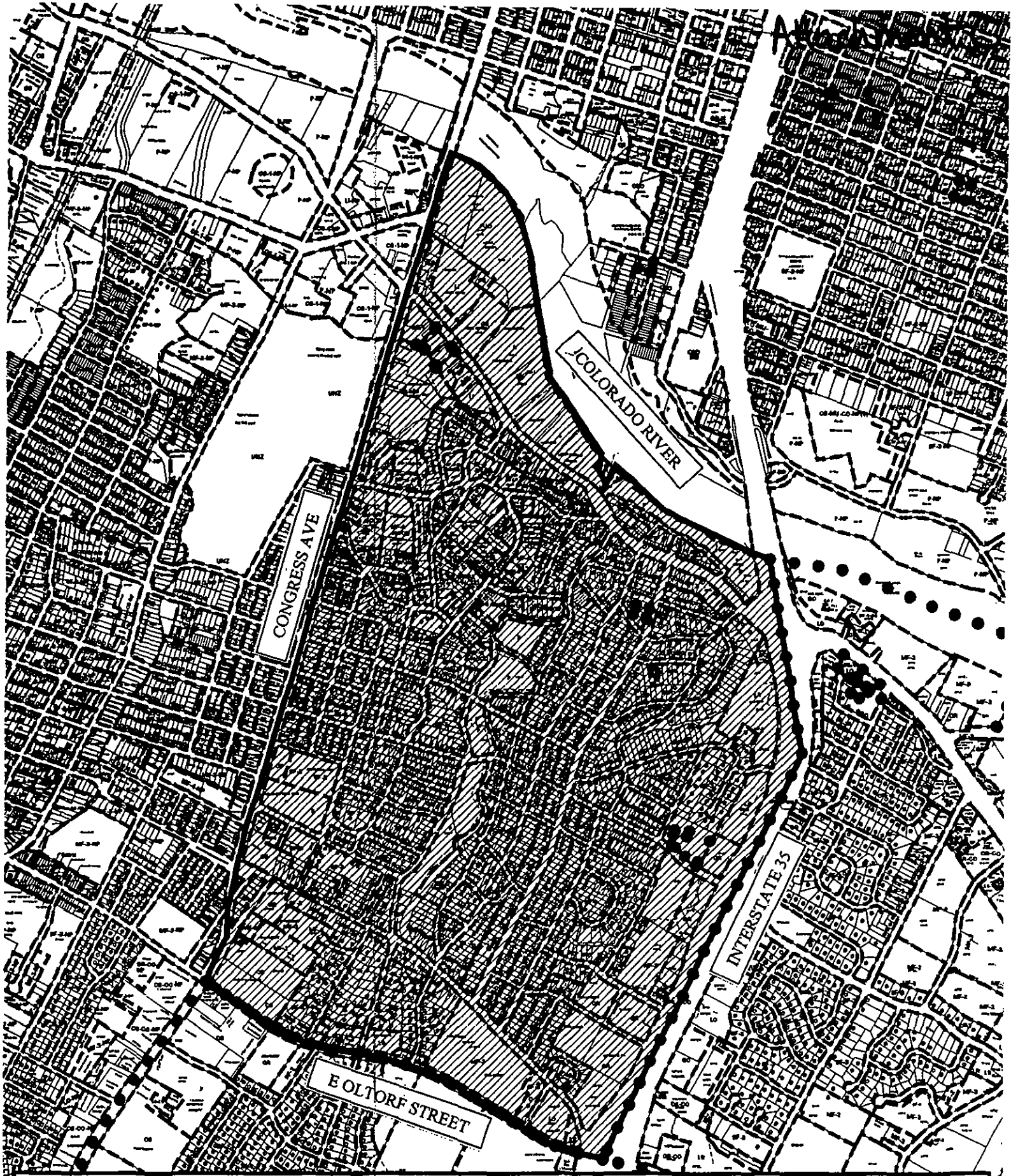
Tract	Recommendation		
		Staff	
104		CS-1-MU-NP (footprint)	
112 (portions of)		LI-CO-NP	
117		CS-CO-NP	

VII. UNRESOLVED ISSUES

Issue	Area Affected	Possible remedy
New homes being built out of proportion with surrounding neighborhood	All single family zoned properties within the GSRC planning area boundaries	Code amendment to be processed in Fall of this year limiting the permitted height in SF-3 to 30'
Loss of retail along S. Congress, South Congress turning into an entertainment district, the impact bars and restaurants have on surrounding residential areas	Tracts 4-8, 12 & 13	Not yet resolved
Rezoning of offices along S IH 35	2404-2800 S IH 35. Currently developed with offices, medical offices and a medical supply business.	The neighborhood requests that these properties be shown as Office on the FLUM. In order to be consistent with this request, these properties would have to be rezoned from GR to GO-NP. Since staff is not recommending a rezoning of these properties, Committee members, Planning Commission or City Council will have to direct staff to initiate a rezoning.
Amendments to the Fairview Park Neighborhood Conservation Combining District	Area covered by Fairview Park NCCD	Planning Commission and City Council directing staff to continue working with the neighborhood on the amendments and that the amendments will not be subject to the one year waiting period upon passage of the neighborhood plan
Showing land uses on the Future Land Use Map inconsistent with the zoning recommendation	Tracts 32, 33 & 537 Woodward (no tract # assigned)	The intent of the Future Land Use Maps will be discussed at the next Neighborhood Planning Committee meeting (9/14). When developing the Future Land Use Map, the neighborhood and staff recommended Office for these properties. However, when developing the zoning recommendations, the neighborhood either negotiated a commercial zoning with conditions or agreed to leave the commercial zoning as-is. The neighbors request that the FLUM show Office and that

		the commercial zoning go forward as recommended. Staff recommends that the FLUM and zoning be consistent (i.e. commercial zoning = Commercial land use). Keeping land use and zoning consistent prevents confusion in the future when plans or permits are being reviewed.

VIII. QUESTIONS AND ANSWERS



N

1" = 1200'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: S. SERWAITIS

ZONING

CASE #: C14-05-0139

ADDRESS: SOUTH RIVER CITY

NEIGHBORHOOD PLANNING AREA

SUBJECT AREA (acres): N/A

DATE: 05-08

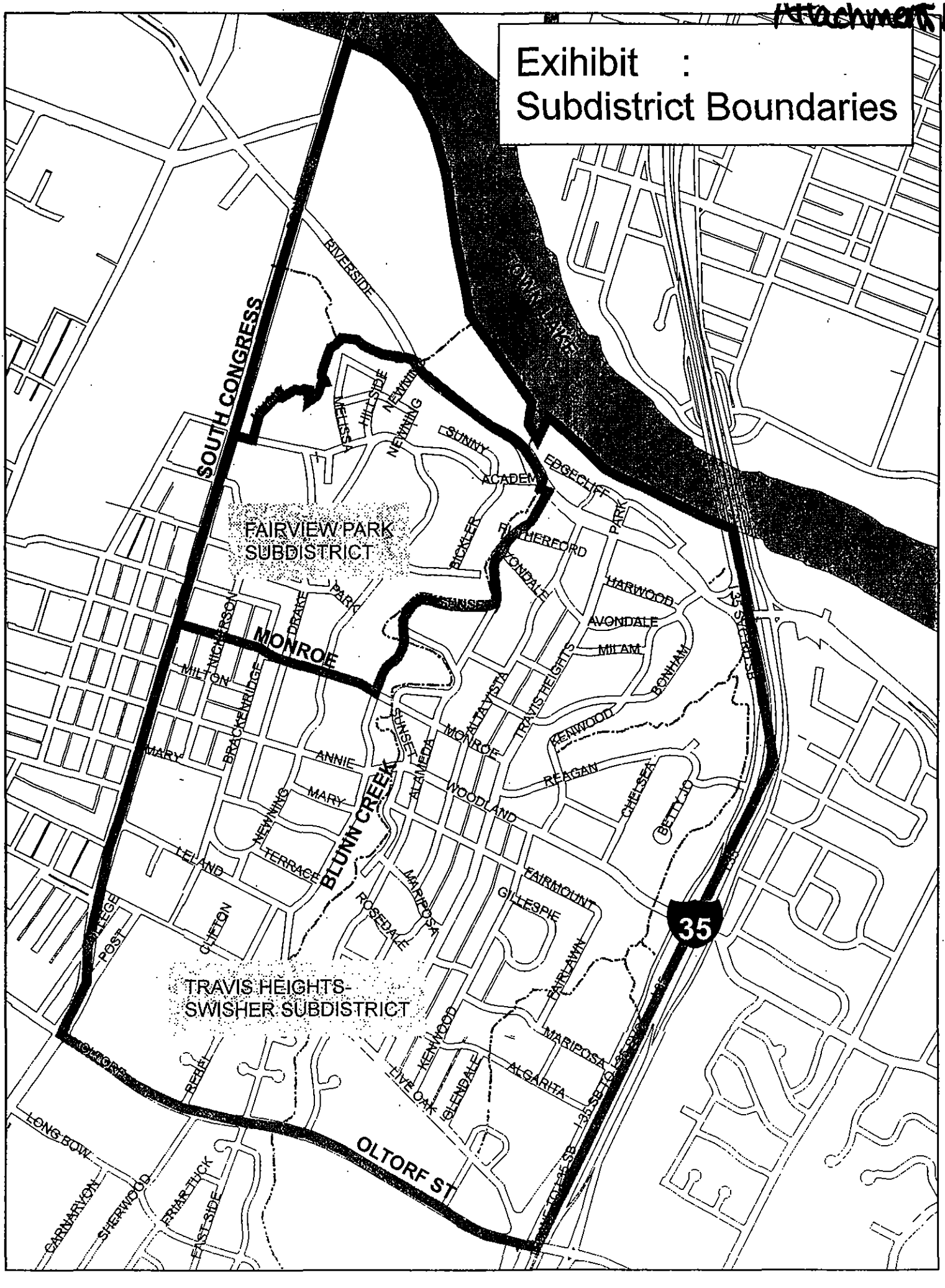
INTLS: SM

CITY GRID REFERENCE NUMBER

H19-20 & J19-21

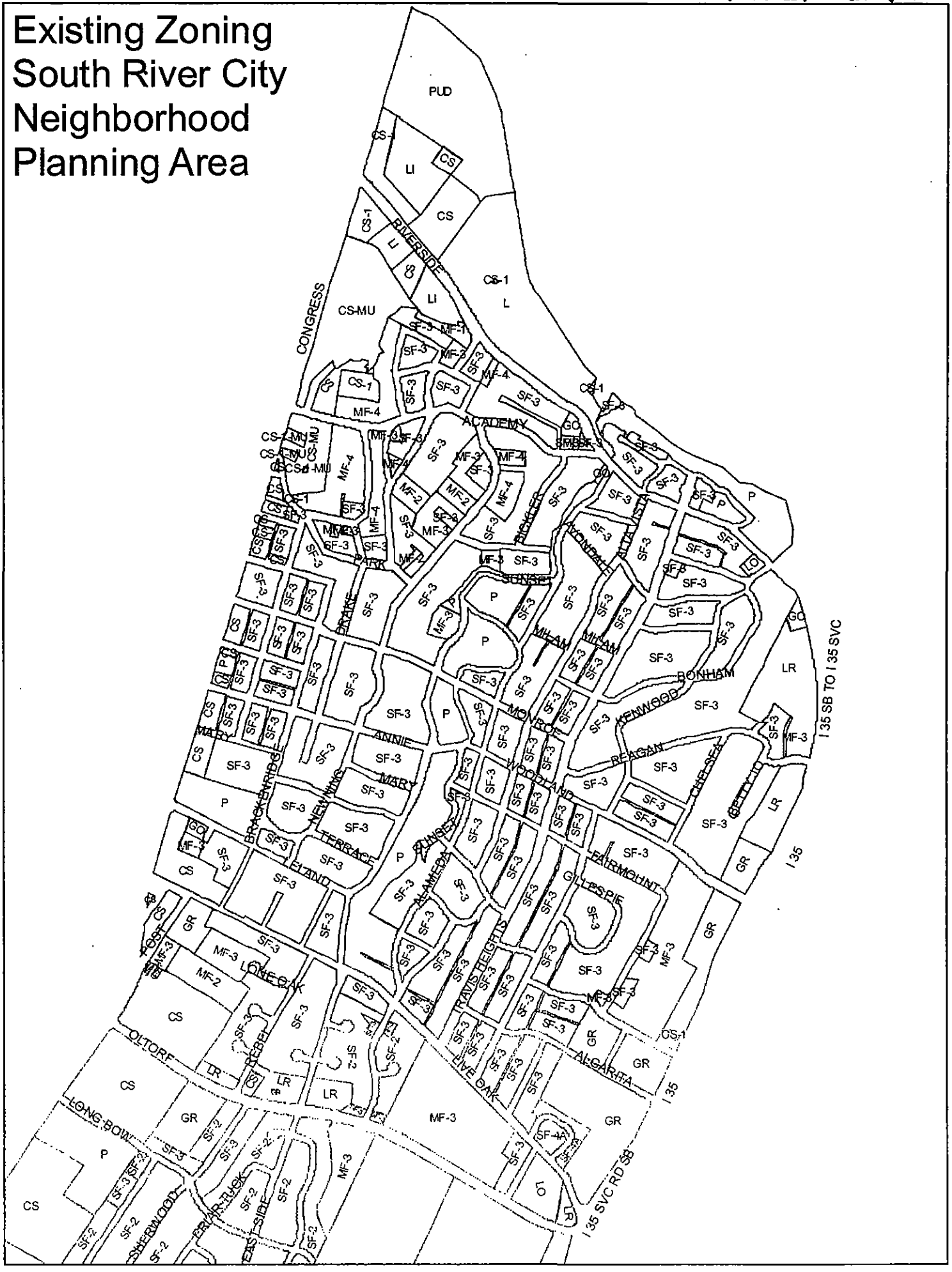
Attachment D

Exihibit : Subdistrict Boundaries



Attachment E

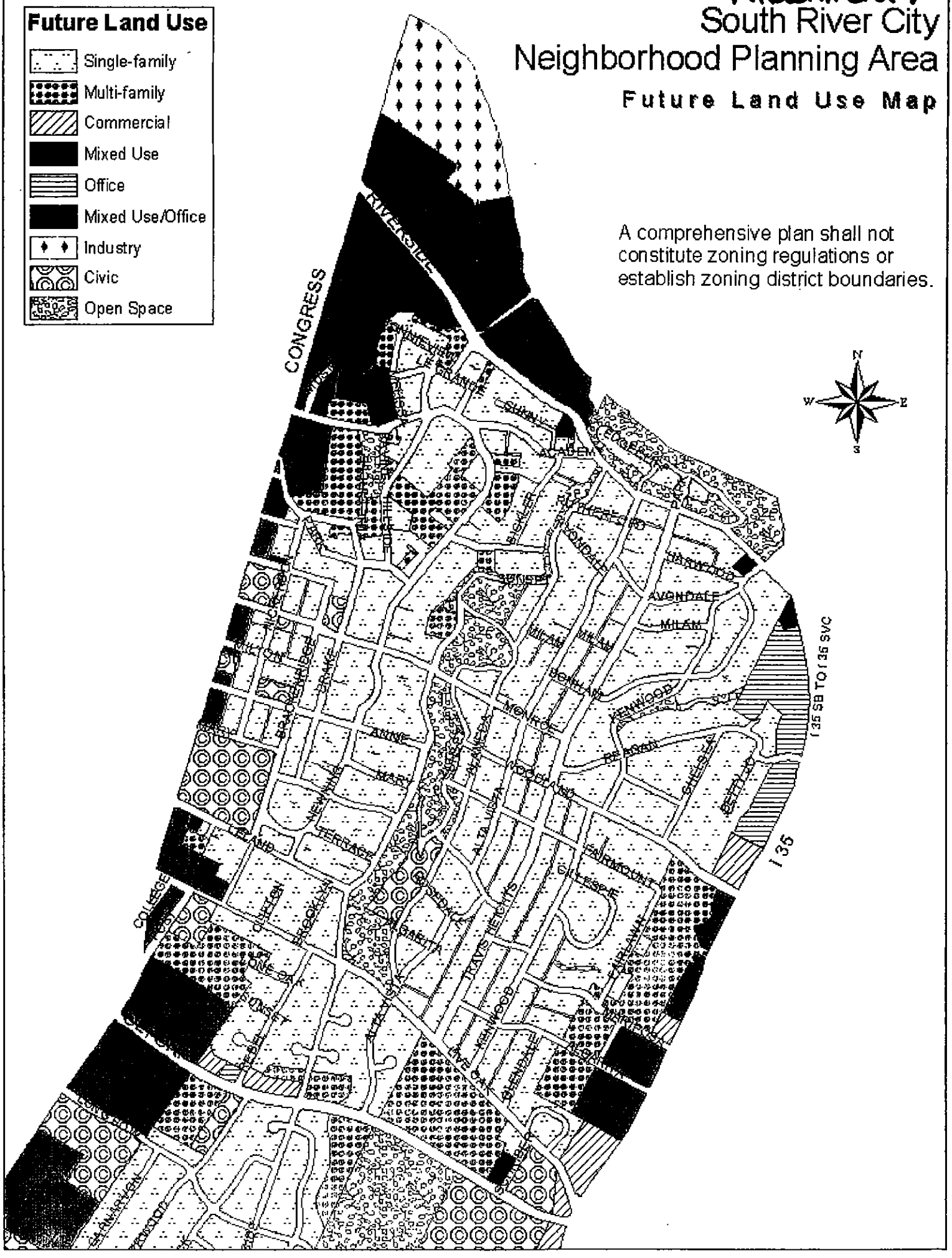
Existing Zoning South River City Neighborhood Planning Area



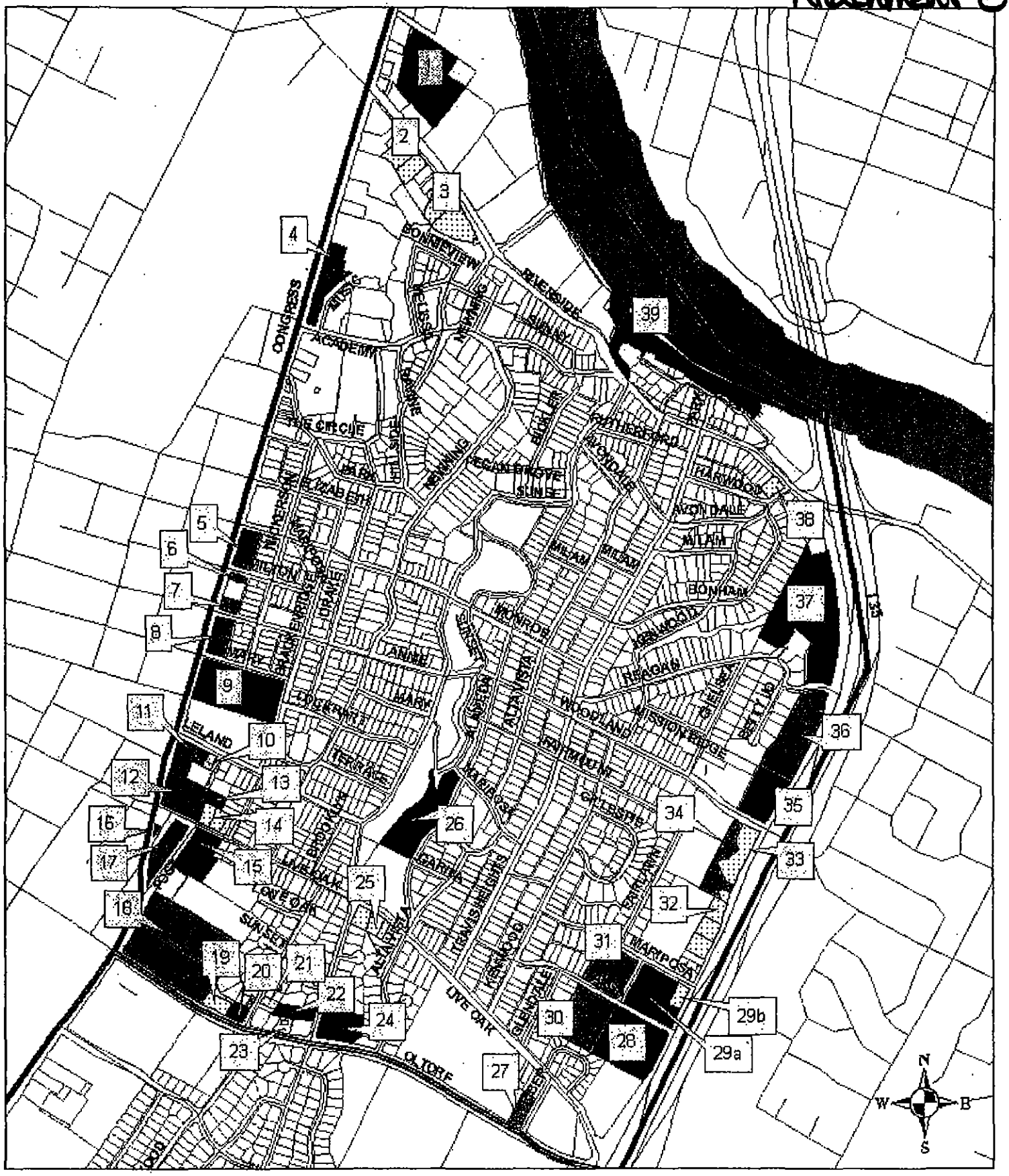
Attachment F

South River City Neighborhood Planning Area

Future Land Use Map



Attachment G



South River City Neighborhood Planning Area

Zoning Case #
Adopted:

Neighborhood Planning and Zoning Department

Subject Tracts

Planning Area Boundary

Other Tracts

0 0.125 0.25 0.5 Miles

SOUTH RIVER CITY NEIGHBORHOOD – LAND USE, ZONING & INFILL OPTION RECOMMENDATIONS

See attached tract map for tract locations

Tract	Address	Current Land Use	Land Use Recommendations (Neighborhood Plan unless otherwise noted)	Current Zoning	Zoning Recommendation (Neighborhood Plan unless otherwise noted)	Infill Option (Neighborhood Plan unless otherwise noted)
1	118-134 E. Riverside	Office (TxDOT)	Mixed Use	LI	NEIGHBORHOOD: GO-NP STATE: CS-NP	N/A
3*	201-309 E. Riverside	Commercial (Capitol City Trade and Technical School & Rockford Office Supplies)	Mixed Use	LI	NEIGHBORHOOD: CS-GO-NP STATE: CS-NP	N/A
4***	1009-1123 S. Congress	Commercial & Office (Twomey Auto Works, Schultze Insurance, SoCo Center, Docs Motorworks)	Mixed Use	CS-MU	NEIGHBORHOOD: CS-MU-CO-NP STATE: CS-MU-NP	Mixed Use Building
5***	1603 S. Congress	Parking for Congress Avenue Baptist Church	Mixed Use	CS	See Tract 4	Mixed Use Building
6***	1701 & 1703 S. Congress	Office & Commercial (Tom O'Meara Law & Hill Country Weavers)	Mixed Use	CS	See Tract 4	Mixed Use Building
7***	1711 S. Congress	Office (Stubbs)	Mixed Use	CS	See Tract 4	Mixed Use Building
8***	1801-1811 S. Congress	Office, Commercial (Hi Tech	Mixed Use	CS	See Tract 4	Mixed Use Building

Attachment H

		Automotive)			
9	201 E. Mary	Civic (Fulmore M.S.)	Civic	SF-3 & CS	NP
10	2100 & 2102 Nickerson	Single Family	Single Family	GO	NP
11	107 Leland	Office	Mixed Use Office	GO	NP
12***	2103 – 2109 S. Congress & 110 E. Live Oak	Commercial & Civic (Gas station, convenience stores, Don Mar Hotel & nursing home)	Mixed Use	CS	NP
13***	0 Nickerson	Commercial (rear portion of the Don Mar Hotel)	Mixed Use	CS	NP
14*	200, 206, 208, & 210 E. Live Oak	Office, Commercial & Civic (Architect & Day Care)	Mixed Use	CS	NP
15	2203 Post Rd.	Civic (Travis County offices)	Civic	GR	NP
16	2201 S. Congress	Open Space	Open Space	CS	NP
17	2201-2223 College Ave.	Commercial (Treehouse Restaurant, etc.)	Mixed Use	CS	NP

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	STAFF: Small Lot Amnesty & Secondary Apartment NEIGHBORHOOD: No option
22	2302 East Side	Multifamily	Multifamily	LR	MF-4-NP	STAFF: Small Lot Amnesty & Secondary Apartment NEIGHBORHOOD: No option
23	614 E. Oltorf	Restaurant (Curra's)	Commercial	LR & GR	GR-CO-NP The proposed conditional overlay restricts the site to Restaurant (General) as the only permitted GR use and allows all other permitted LR uses.	N/A
24	710 E. Oltorf	Multifamily	Multifamily	LR	MF-4-NP	STAFF: Small Lot Amnesty & Secondary Apartment NEIGHBORHOOD: No option
25	2203 East Side, 601, 703, 707, & 709 E. Live Oak, & 2200	Single Family	Single Family	I-SF-3	SF-3-NP	STAFF: Small Lot Amnesty & Secondary Apartment

	Alta Vista				
26	2010 Alameda	Civic (Travis Heights Elementary School)	Civic	SF-3	
27	2206; 2208 & 0 Schriber St.	Single Family	Mixed Use/Office	SF-3	
28	2100 S IH 35	Office (XO Communication Building)	NEIGHBORHOOD: Office STAFF: Mixed Use	GR	
29a	2016 S IH 35	Office (Parking for XO Communication Building)	NEIGHBORHOOD: Office STAFF: Mixed Use	GR	
29b	2000 S IH 35	Commercial (Texaco Station)	NEIGHBORHOOD: Commercial STAFF: Mixed Use	GR	
30	1221 Algarita	Multifamily (Cascades Apartments)	Multifamily	GR	
31	1222 Algarita	Multifamily (Cascades Apartments)	Multifamily	GR	

32*	0, 1902, 1920 & 1946 S IH 35	Office (Undeveloped, Medical Office, Texas Assoc. of Life Underwriters, & Texas Dental Assoc.	Multifamily	GR	GR-MU-CO-NP See Track 2: The stakeholders recommended that the conditions of the agreement also apply to remaining tracts with regard to reasons of consistency.	N/A
33*	Southwest corner Woodland and IH 35 (0 Woodland Avenue)	Undeveloped	Multifamily	GR	GR-MU-CO-NP The recommendation is based on the agreement reached between the property owners and the neighborhood. See below for the conditions of the agreement.	N/A
34	1824 S. IH 35	Multifamily (Brooks Apartments)	Multifamily	GR	MF-3-NP	STAFF: Small Lot Amnesty & Secondary Apartment NEIGHBORHOOD: No opinion
35	Northwest corner (2.31 acres) of Woodland Avenue and IH 35 (0 S IH 35)	Undeveloped (Reagan Property)	NEIGHBORHOOD: Office PROPERTY OWNER: Office STAFF: Commercial	GR	NEIGHBORHOOD: GO-NP PROPERTY OWNER: GR-NP & CS-CO-NP (footprint) STAFF: GR-CO-NP, the CO would prohibit automotive rentals and sales	N/A
36	1524 S. IH 35	Office (Kennedy Wilson Building)	Office	LR	GO-NP	N/A
37	1124 S. IH 35	Office (Progressive)	Office	MF-3 & LR	PROPERTY OWNER: GR-CO-NP NEIGHBORHOOD & STAFF: GO-NP	N/A
38	1027 E. Riverside Dr.	Office (Law Office)	Mixed Use Office	LO	GO-NP	N/A

39	Town Lake-Norwood Tract Metropolitan Park	Open Space	Open Space	SF-3 & L	[illegible]

Current Tract #	Proposed Conditional Overlay
2	The following uses are proposed for prohibition based on the agreement reached between the property owner and neighborhood: Agricultural Sales and Services, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Bail Bonds Services, Campground, Commercial Blood Plasma Center, Commercial Off-street Parking, Convenience Storage, Drop-off Recycling Collection Facility, Exterminating Services, Food Sales (that exceeds a site area of 3,000 square feet), Funeral Services, Indoor Entertainment, Indoor Sports and Recreation, Kennels, Laundry Service, Local Utility Services, Maintenance and Service Facilities, Monument Retail Sales, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Restaurant (general) (that exceeds a site area of 3,000 square feet), Residential Treatment, Service Station, Telecommunication Tower, Theater, Transitional Housing, Vehicle Storage, Transportation Terminal, and Adult Oriented Businesses.
* 3	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, 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
* 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 and requires all parking to be located on-site.
** 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.
*** 4-8, 12 & 13	The neighborhood is exploring ways of maintaining retail on S. Congress and limiting the number of bars and restaurants which may include a conditional overlay. The specifics, however, of how this may be achieved have not been finalized at this time.

Attachment I

DESCRIPTION OF ZONING DISTRICTS

RR – Rural Residential district is the designation for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

SF-2—Single-family residence standard lot district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

SF-3 -- Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

MF-1 – Multifamily Residence Limited Density district is the designation for a multifamily use with a maximum density of up to 17 units per acre. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired.

MF-2 – Multifamily Residence Low Density district is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

MF-3 -- Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

MF-4 – Multifamily Residence Moderate-High Density district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

NO – Neighborhood Office district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

LO – Limited Office district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

GO – General Office district is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

LR -- Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

GR – Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

L – Lake commercial district is the designation for a use located near Town Lake. An L district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses. Use and site development regulations applicable to an L district use are designed to ensure that the use is compatible and complementary with the Town Lake environment.

CS -- General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

CS-1 – Commercial Liquor Sales district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

LI – Limited Industrial Services district is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

P -- Public district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

Overlay Districts

An overlay or **combining district** is a type of zoning district that is used in combination with a standard, base zoning district. Any of the above zoning districts could include any one or more of the following zoning districts:

CO – Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

MU -- Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

PDA – Planned development area (PDA) combining district is intended to: (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

Special Uses – Uses allowed in an approved neighborhood plan (NPCD) for a specific location or neighborhood wide. These uses are not normally permitted in other zoning districts.

NPCD *or (NP)* –Neighborhood Plan combining district is a zoning overlay used to implement a neighborhood plan that has been adopted by City Council and to allow certain special "infill" options. The term infill refers to "filling in" vacant parcels of land within a neighborhood. These infill options are only available when approved as part of an NPCD. Each adopted Neighborhood Plan area is able to establish its own NPCD. For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide. The infill options available in the NPCD include Mixed Use Buildings, Cottage Lots, Small Lot Amnesty, Corners Stores, Secondary Apartments, Neighborhood Urban Center, Residential Infill, and Urban Homes.

Neighborhood Special Uses/Neighborhood Design Tools/Prohibiting Parking In the Front Yard

Neighborhood Special Uses

The following special uses are being recommended as part of the South Congress Combined Neighborhood Plan. They are optional uses granted in addition to the uses allowed in the base-zoning district. They may be applied area or subdistrict wide or to a specific site.

Small Lot Amnesty (area or subdistrict wide)
Small lot amnesty means permitting construction of new single family homes or major renovation of existing single family homes on **existing** single family lots that do not meet current minimum standards.

The Small Lot Amnesty would permit existing lots that have a minimum of 2,500 square feet to be developed with new single-family homes. Special site development standards would apply to ensure new homes are compatible with existing homes. This applies only to existing lots.

Secondary Apartment (area or subdistrict wide)
The Secondary Apartment special use permits a second dwelling unit 850 square feet or less in size on a lot with a minimum area of 5,750 square feet. If chosen, this accessory unit is permitted in SF-1 through SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. Currently, a second unit with similar regulations as the secondary apartment is permitted city-wide on lots at least 7,000 square feet in the SF-3, SF-5 through MF-6 zoning districts. Choosing the secondary apartment special use opens up the opportunity for homeowners with lot sizes between 5,750 square feet and 7,000 square feet and those in the SF-1 and SF-2 zoning districts to build a second unit.

Mixed Use Building (specific site)
A Mixed Use Building is a structure located in a commercial zoning district that has commercial or retail uses on the ground floor and residential units on one or more upper floors. The standards for the Mixed Use Building require pedestrian-oriented design. For example, buildings must be built closer to the street, and parking must be located to the rear of the building. A Mixed Use Building may contain dwelling units in not more than 50% of the gross floor area of the ground floor.

Neighborhood Urban Center (specific site)
Neighborhood Urban Center refers to the redevelopment of an existing retail or commercial center, or development of a vacant site, into a mixed use, pedestrian and transit-oriented center. The Neighborhood Urban Center would permit residential, multi-family, commercial and retail uses on certain sites with commercial zoning.

The Neighborhood Urban Center includes limits on how much of each type of development may occur. The goal of these standards is to ensure compatibility with existing neighborhoods while permitting flexibility in project design. The minimum standards for various land uses in a Neighborhood Urban Center are:

Residential Uses	25% of Total Building Area
Commercial Uses	10% of Total Building Area
Open Space	10-20% depending on total site area

Neighborhood Design Tools

The following design tools are being recommended as part of the South Congress Combined Neighborhood Plan. Once adopted, the "Parking Placement and Impervious Cover Restrictions" and Garage Placement" design tools are mandatory for all new residential construction and whenever there is a change of use (e.g., from single-family use to two-family use). The "Front Porch Setback" design tool is optional.

Parking Placement and Impervious Cover Restrictions
The parking placement and impervious cover restrictions limit the number of parking spaces and the amount of impervious cover to be constructed in the front yard. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).

2. No more than 4 parking spaces may be located in a front yard, or, in the case of a corner lot, no more than 4 parking spaces may be located in the front and side-street yards combined.

Garage Placement

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development emphasizes residential façades and minimizes the parking structure aesthetics dominating single-family residential use of a property. It also allows for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur. This option allows for a side entry parking structure, which will accommodate residential design along the front wall.

For a Single-Family, Two-Family, or Duplex Residential Use:

1. Garages and carports must be located flush with the front façade, or behind the front façade of the house.
2. If a garage or carport is located less than 20 feet behind the front façade of the house, its width may not exceed 50% of the width of the house.

No maximum width is established for garages or carports that are 20 feet or more behind the front façade of the house, or for those that have side or rear entrances.

Front Porch Setback

Covered and uncovered Front Porches (defined as open-sided porches connected directly with the front entrance to a residence, and with a permanent, exterior flooring material) shall henceforth be allowed to within 15 feet of the front property line. Roof overhangs and porch steps may extend an additional 24" toward the front property line. Structural columns (but not walls) are allowed within the footprint of the porch.

Prohibiting Parking in the Front Yard

Parking of automobiles on unpaved areas in the front yard will become prohibited.

Attachment J

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) RANDAL M. BRANSFORD

Address 1901 FAIRLAWN LN. AUSTIN, TX. 78704

☒ I am in favor *(Estoy de acuerdo)*

☐ I object *(No estoy de acuerdo)*

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) Gloria González-López

Address 2705 FRIAR TUCK LANE AUSTIN, TX 78704

☐ I am in favor *(Estoy de acuerdo)*

☒ I object *(No estoy de acuerdo)*

- DO NOT CHANGE MY RESIDENTIAL ZONING TO SECONDARY APARTMENT
- DO NOT OPEN ST. EDWARDS DRIVE TO S. CONGRESS

INFORMATION ON PUBLIC HEARINGS

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) D. HAZEL SMITH

Address 2010 TRAVIS HGTS BLVD. AUSTIN, 78704

☐ I am in favor *(Estoy de acuerdo)*

☒ I object *(No estoy de acuerdo)*

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) LeeAnn Vosel + John Baird

Address 2115 Brooklyn St 78704

☒ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) Jackie Chuter

Address 2015 Kenwood Ave

I support the addition of the secondary apartment infill option + mixed use at S. Congress + Oltorf

☒ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) STANLEY M. GILBERT JR.

Address 1304 MARIPOSA

☑ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) Ann del Llano

Address 1304 Summit #108 Austin TX 78741

☑ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) ROBERT BENTON ARNOLD

Address 1507 NEWNING AVE 78704

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) JOE M URIEGAS & MARY ELLEN URIEGAS

Address 2703 FRIAR TUCK LN

☐ I am in favor
(Estoy de acuerdo)
☑ I object
(No estoy de acuerdo)

don't change my residential zoning to Secondary Apartment, don't open St. Edwards drive to S. Congress.

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner within 300 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department. P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date:** September 13, 2005

Name (please print) MARTHA (FRANK) MAVERICK

Address 1601 EVA STREET AUSTIN, TX 78704

☐ I am in favor *(Estoy de acuerdo)*

☑ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) Eileen L. Young

Address 1209 Travis Heights Blvd.

☐ I am in favor *(Estoy de acuerdo)*

☒ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) DAVID TODD

Address 709 EAST MONROE / AUSTIN, TX 78704

☐ I am in favor *(Estoy de acuerdo)*

☒ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) MARIE REESSING

Address 2416 LITTLE JOHN LANE AUSTIN, 78704

☒ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0138 & C14-05-0139 **Planning Commission Hearing Date: September 13, 2005**

Name (please print) A. SAATI

Address P.O. BOX 1704
AUSTIN, TEXAS 78767

☑ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

Attachment K

PETITION

Case Number: **C14-05-0139** Date: Oct. 3, 2005

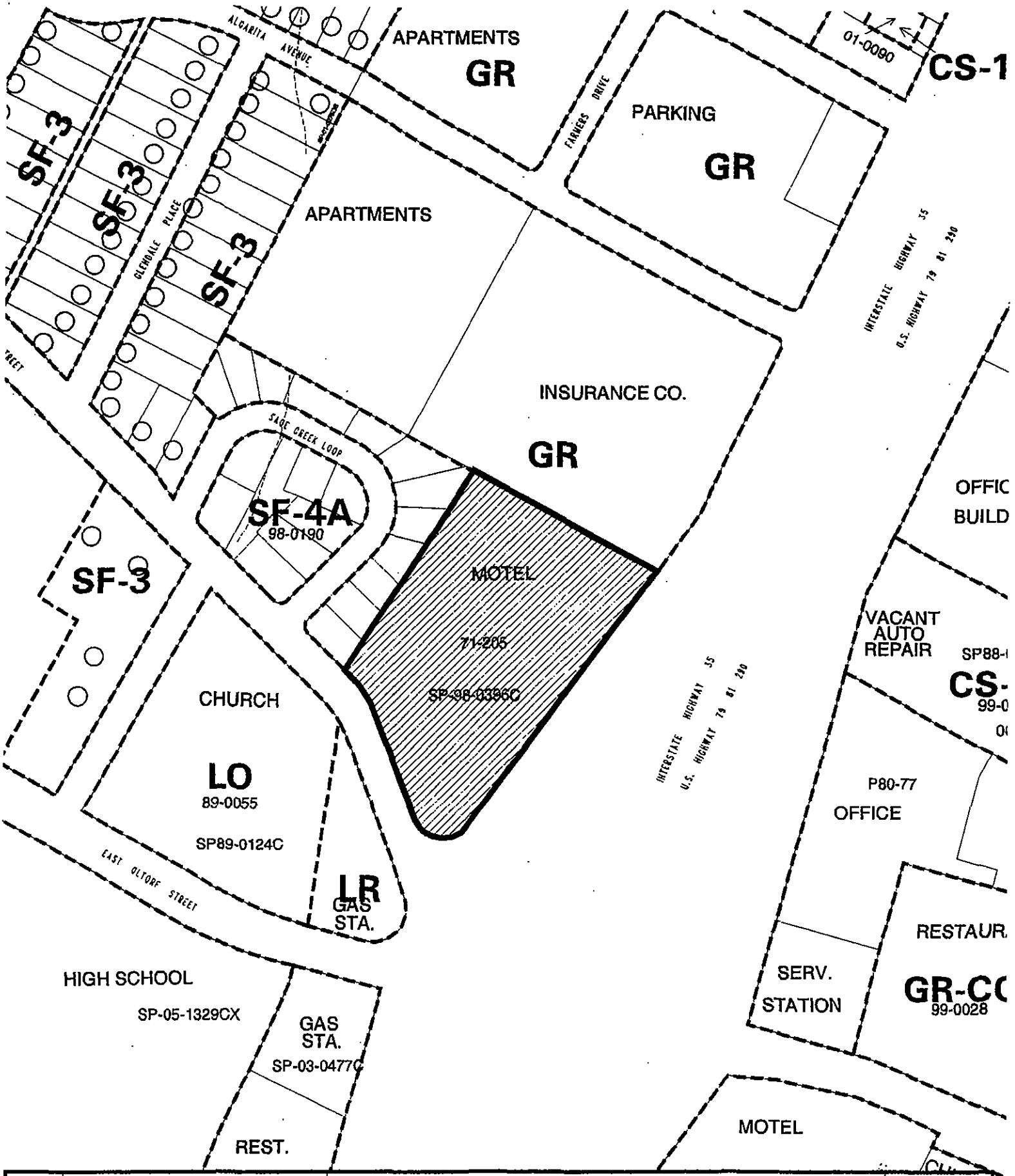
609 FAIRFIELD LANE

Total Area within 200' of subject tract: (sq. ft.) 153,702.99

1	03-0305-0105	WOODLAND I-35 L P	153,702.99	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By: **Total Area of Petitioner:** **Total %**

Stacy Meeks **153,702.99** **100.00%**


APARTMENTS
GR
ALGARITA AVENUE
FARMERS DRIVE
01-0090
CS-1
PARKING
GR
SF-3
SF-3
SF-3
GLENDALE PLACE
APARTMENTS
INTERSTATE HIGHWAY 35
U.S. HIGHWAY 79 81 290
INSURANCE CO.
GR
SAGE CREEK LOOP
SF-4A
98-0190
SF-3
MOTEL
71-205
SP-98-0396C
OFFIC
BUILD
VACANT
AUTO
REPAIR
SP88-
CS-
99-0
CHURCH
LO
89-0055
SP89-0124C
P80-77
OFFICE
EAST OLTORF STREET
LR
GAS
STA.
RESTAUR
HIGH SCHOOL
SP-05-1329CX
SERV.
STATION
GR-C
99-0028
GAS
STA.
SP-03-0477C
REST.
MOTEL
N
1" = 200'
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. SERWAITIS
PETITIONS
CASE #: C14-05-0139
ADDRESS: 609 FAIRFIELD LANE
DATE: 05-10
SUBJECT AREA (acres): N/A
INTLS: SM
CITY GRID
REFERENCE
NUMBER
'H19-20 & J19
-21

PETITION

Date: 9-26-05
File Number: C14-05-0138 & C14-05-0139

Address of
Rezoning Request: 1638 1/2 South IH-35 Service Road

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than GR.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
	William Reagan II	

Date: 9-26-05

Contact Name: Annick Beaudet
Phone Number: 7035741

City of Austin

Founded by Congress, Republic of Texas, 1839
One Texas Center, 505 Barton Springs Rd. Austin, Texas 78704

ZONING VERIFICATION LETTER

Date: *December 09, 2004*

Party Requesting
(Name, Address, Phone)

Annick Beaudet
111 Congress Ave.
Austin, Texas 78701
(512) 703-5741

Property owner

Woodland I-35 LP
2901-G Bee Caves Rd.
Austin, Texas 78746

Address of Property

IH 35 @ WOODLAND
AUSTIN, TEXAS

Legal Description

Abs 24, Del Valle S
Acr 2.31

Zoning Map Numbers

J20

Tax Parcel Identification Number

0303050105

*** Current Zoning**

GR: Community Commercial

Case Number

C14-68-222 and Ordinance NUmber 681107-B and zoning classification conversion ordinance number 840301-S

This form has been produced for the sole purpose of verification of zoned property within the boundaries of the City of Austin. For information concerning Austin Overlay Districts and zoning compliance with various criteria, please contact the Development Assistance Center of the City of Austin at (512) 974-6370. The City of Austin development website can also be accessed for more information at www.ci.austin.tx.us

I, *Tony Ray Castro* ,Communication and Technology Management Office, City of Austin Texas, do hereby certify that the information above is true and correct to the best of my ability, according to documents filed with this office.

Tony Ray Castro

CERTIFICATE OF LIMITED PARTNERSHIP
OF
WOODLAND I-35, L.P.

The undersigned sole general partner, being desirous of forming a limited partnership pursuant and subject to the Texas Revised Limited Partnership Act, does hereby certify as follows:

1. The name of the limited partnership is Woodland I-35, L.P. ("Partnership").

2. The address of the Partnership's principal office shall be 9211 U.S. Highway 290 East, Austin, Texas 78724. The books and records of the Partnership are kept at its principal office for purposes of inspection.

3. The address of the Partnership's registered office shall be 2901-G Bee Caves Road, Austin, Texas 78746. The name and address of the Partnership's registered agent for service of process are as follows:

Mitchell D. Savrick
2901-G Bee Caves Road
Austin, Texas 78746

4. The name, mailing address and street address of the business of the sole general partner are as follows:

2002 R.E. G.P., Inc.
9211 U.S. Hwy. 290 East
Austin, Texas 78724

IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Partnership this 28th day of May, 2004.

GENERAL PARTNER:

2002 R.E. G.P., INC.
a Texas corporation

By: _____
William K. Reagan II
Executive Vice President

PETITION

Case Number: **C14-05-0139** Date: Oct. 11, 2005

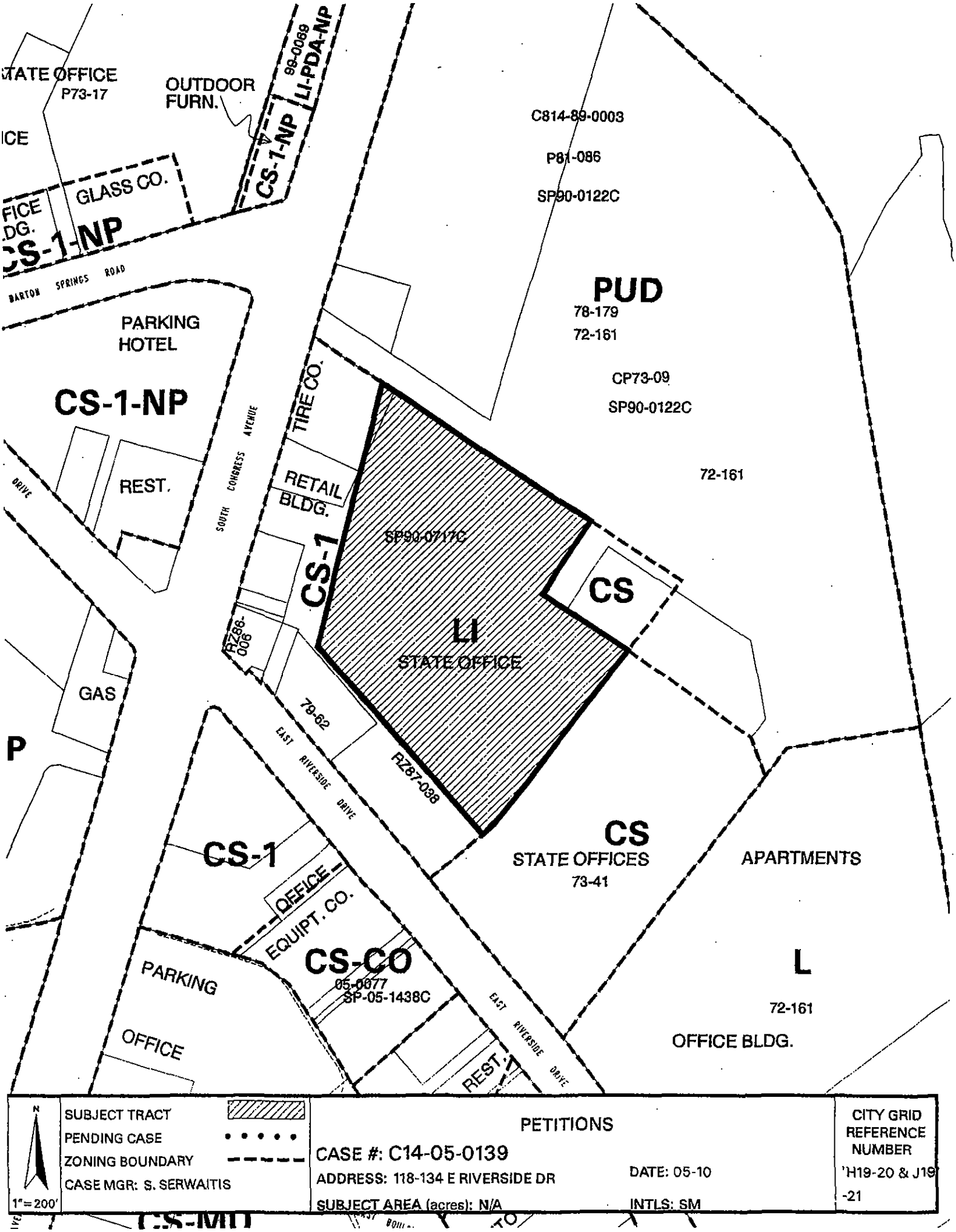
118-134 E RIVERSIDE DR

Total Area within 200' of subject tract: (sq. ft.) 228,412.69

1	02-0302-0101	CROCKETT MAE ESTATE	228,412.69	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By: **Total Area of Petitioner:** **Total %**

Stacy Meeks **228,412.69** **100.00%**


STATE OFFICE
P73-17
OUTDOOR FURN.
99-0069
LI-PDA-NP
CS-1-NP
GLASS CO.
CS-1-NP
BARTON SPRINGS ROAD
C814-89-0003
P81-086
SP90-0122C
PUD
78-179
72-161
CP73-09
SP90-0122C
72-161
PARKING HOTEL
CS-1-NP
TIRE CO.
RETAIL BLDG.
REST.
SOUTH CONGRESS AVENUE
SP90-0717C
CS-1
CS
LI
STATE OFFICE
RZ86-006
GAS
79-62
EAST RIVERSIDE DRIVE
RZ87-038
CS-1
OFFICE
EQUIPT. CO.
CS-CO
05-0077
SP-05-1438C
PARKING
OFFICE
CS
STATE OFFICES
73-41
APARTMENTS
L
72-161
OFFICE BLDG.
REST.
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. SERWAITIS
1"=200'
PETITIONS
CASE #: C14-05-0139
ADDRESS: 118-134 E RIVERSIDE DR
DATE: 05-10
SUBJECT AREA (acres): N/A
INTLS: SM
CITY GRID REFERENCE NUMBER
H19-20 & J19
-21

THE ESTATE OF M. H. CROCKETT, DECEASED
The Estate of Mae Crockett, Deceased
Commercial Real Estate

OFFICE LOCATION
317 SOUTH CONGRESS
TELEPHONE (512) 444-2301

POST OFFICE BOX 2066
AUSTIN, TEXAS 78768

September 26, 2000

Via Telecopy (974-2269) and
Regular Mail

Mayor Wynn and Members of the Austin City Council
c/o Mr. Adam Smith, Principal Planner
City of Austin Neighborhood Planning and Zoning Department
505 Barton Springs Rd.
Austin, Texas 78757

Re: Owner's Written Opposition to Proposed Downzoning of 118-134 E. Riverside Drive In the Proposed Greater South River City Neighborhood Plan;

Dear Mayor Wynn and Members of the Austin City Council:

My family and I own the tract of land referred to as "Tract 1" in the proposed Greater South River City Neighborhood Plan together with adjoining tracts which are not subject to any proposed rezoning. The total land area in Tract 1 and the adjoining tracts amount to 10.979 acres. Tract 1 and these adjoining properties front on both E. Riverside Drive and S. Congress Avenue near the northeast corner of the intersection of Congress Avenue and Riverside Drive. This tract has been owned by me and my family since 1926. The tract is zoned "LI", Limited Industrial and is currently developed with two 30+ year old buildings leased to the Texas Department of Transportation.

I hereby officially oppose the proposed downzoning of my property from "LI" to either "CS", "GO" or "LI-PDA subject to CS uses and development standards. I question whether my property should be in the Greater South River City Neighborhood Plan at all given the fact that it is surrounded by commercial development and the fact that the closest residential property is over a quarter mile away from this tract.

On the contrary, both the Austin Town Lake Corridor Study prepared by the Roma Group in May of 2000 and the Downtown Austin Design Guidelines adopted by the City Council in May of 2000 suggest that this property could and should be developed more intensely than currently allowed. Also, given the tract's proximity to the City's Central Business District and given the fact that the City is actively encouraging redevelopment

in the urban core of the City pursuant to the City's own SMART Growth principles and the Envision Central Texas planning efforts, I think the tract should be upzoned to allow greater density than currently allowed under "LI" in order to allow a denser, mixed use development, such as that allowed under the City's "DMU" zoning category where it clearly makes planning sense.

My understanding is that the City Council will take up this and other contested cases on or about October 20th of this year and it is my hope that the Council will reject any downzoning of my property and instead consider an appropriate upzoning to "DMU" or similar development standards.

Thank you for your kind attention to this matter and please don't hesitate to contact me at the number indicated above or my attorney, Henry H. Gilmore at 381-8026, should you have any questions.

Yours Very Truly,

M. H. Crockett Jr.

M. H. Crockett, Jr.

Cc: John Miller
Henry H. Gilmore

Attachment L

ROCKFORD
BUSINESS INTERIORS
www.rockford-texas.com

Adam Smith, Principal Planner
Neighborhood Planning & Zoning Depart.
P.O. Box 1088
Austin, Tx. , 78767

Reference: 211 E. Riverside Dr., Tract 3, Rezoning

Dear Adam,

I am writing in reference to the proposed rezoning of my property at 211 E. Riverside Dr. to commercial with an overlay of specific use prohibitions. In reviewing the list I would like to exclude the following uses; commercial off-street parking, food sales, indoor entertainment and theater.

Currently the property is used for office and showrooms, however in the future this could change due to the extensive development occurring between this property and Congress Ave.. I feel the uses I have listed to exclude from the prohibitions are too broad for potential uses of this property in the future.

Thank you for considering these changes and feel free to contact me if you would like to discuss this matter in more detail.

Sincerely,

Cotton Carlson

W. "Cotton" Carlson
Rockford Business Interiors

211 E. Riverside Dr.
P. O. Box 1828
Austin, Texas 78767
Tel 512·442·0703
Fax 512·444·5393
printed on recycled paper

Attachment M

City of Austin MEMO

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department
Paul Hilgers, Director
(512) 974-3108, Fax: (512) 974-1063, paul.hilgers@ci.austin.tx.us

Date: August 16, 2005

To: Alice Glasco, Director
Neighborhood Planning and Zoning Department

From: Paul Hilgers, Director
Neighborhood Housing and Community Development Department

Subject: Affordability Impact Statement: South River City Neighborhood Plan

The Neighborhood Housing and Community Development Departments finds that the proposed neighborhood plans from the St. Edward's Planning Team and the South River City Planning Team do not promote housing affordability.

The South River City Planning Team establishes an objective related to preserving housing affordability in Goal (C) and then offers recommendations that will not expand housing affordability opportunities in the neighborhood:

1. Recommendation C1 suggests that areas be identified "where mixed use would enhance the livability of the neighborhoods and rezone accordingly". This recommendation does not link increased development entitlements to housing affordability goals. The pattern of mixed-use and multi-family development in this planning area has not yielded a single S.M.A.R.T. Housing™ since the City Council adopted the S.M.A.R.T. Housing™ Policy Initiative on April 20, 2000. The failure to link multi-family or mixed-use entitlements in the proposed neighborhood plan to housing affordability is likely to reinforce the pattern of the past five years.

2. Recommendation C2 seeks to "preserve existing multi-family housing and discourage redevelopment to higher-density housing or other uses". This recommendation does not acknowledge the link between increasing density and creating housing affordability. Existing multi-family housing can not be replaced with new housing that meets all current City codes unless the rental housing is more expensive than the housing it replaces or a level of affordability is achieved by linking new entitlements to housing affordability. Examples of this approach include the adopted University Neighborhood Overlay governing the West Campus area near the University of

Texas and the proposed North Hyde Park Neighborhood Conservation Combining District (NCCD). In order to achieve the stated goal of housing affordability, the Neighborhood Plan could incorporate these types of linkages between density and development entitlements and housing affordability. The challenge would be making this linkage without either an overlay (such as University Neighborhood Overlay) or a NCCD (such as North Hyde Park). The Community Preservation and Revitalization Implementation Recommendations submitted to the City Council on July 28, 2005 call for density bonuses linked to housing affordability to be examined in all neighborhood planning areas.

3. Recommendation C3 does not adopt the secondary apartment infill option in most of the planning area. This option would allow garage apartments on residential lots that are greater than 5,5750 square feet and less than 7,000 square feet except in the neighborhood's Fairview Park NCCD. If the garage apartments are constructed and serve families at 80% Median Family Income or below, then approval of this element of the proposed neighborhood plan could promote housing affordability. Neighborhood Planning and Zoning staff is recommending small lot amnesty and secondary apartments throughout the planning area.

   The St. Edward's Neighborhood Plan does not adopt any infill options that are likely to promote housing affordability. The garage apartment infill option is rejected throughout the planning area. In addition, the proposed rezoning would limit several multi-family sites to redevelopment at a maximum height of 40 feet. Lessons learned from redevelopment in the University Neighborhood Overlay is that construction pursuant to the 2003 International Building Code allows a concrete and steel parking garage at ground level and a four-story full sprinklered wood frame multi-family above. This means that the redevelopment results in safet housing, since sprinklered apartments are replacing unsprinklered housing. In addition, the amount of impervious cover is reduced by providing some of the required parking under building. This design reduces costs associated with on-site detention and creates opportunities for housing affordability. Given the neighborhood's location adjacent to St. Edward's University and the projected increase in enrollment there, adopting a change to the neighborhood plan that would eliminate the 40 foot height restriction for development that met S.M.A.R.T. Housing™ standards could create increased opportunities for housing affordability.

Please contact Gina Copic at 974-3154 if you need additional information.

Paul Hilgers, Community Development Officer
Neighborhood Housing and Community Development Department

Cc: Ricardo Soliz, NPZD
Gina Copic

Season/Memo-Glasco-AIS-South River City Neighboord Plan 081605