

ORDINANCE NO. 20050929-Z003

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 730 ACRES OF LAND GENERALLY KNOWN AS THE SOUTH RIVER CITY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 33 TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 33 tracts of land within the property described in Zoning Case No. C14-05-0139, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 730 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance (the "Property"), and as follows,

Fairview Park Subdistrict area 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; and

Travis Heights-Swisher Subdistrict area generally bounded by Town Lake on the north, IH-35 on the east, Oltorf Street on the south, and South Congress Avenue on the west, Save and Except the Fairview Park Subdistrict area; as shown on Exhibit "B";

Save and Except the following tracts:

Tract 1	118-134 East Riverside Drive;
Tract 3	201-309 East Riverside Drive;
Tract 28	2100 South IH-35;
Tract 29a	2016 South IH-35;

Tract 29b

2000 South IH-35; and

Tract 35

0 South IH-35 (Abs 24 Del Valle S Acr 2.31),

generally known as the South River City neighborhood plan combining district, locally known as the area bounded by Town Lake on the north, IH-35 on the east, Oltorf Street on the south, and South Congress Avenue on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 33 tracts of land are changed from interim family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence medium density (MF-3) district, limited office (LO) district, general office (GO) district, neighborhood commercial (LR) district, community commercial (GR) district, lake commercial (L) district, general commercial services (CS) district, general commercial services-mixed use (CS-MU) combining district, and commercial-liquor sales (CS-1) district to family residence-neighborhood plan (SF-3-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, neighborhood office-neighborhood plan (NO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, general office-neighborhood plan (GO-NP) combining district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

Tract	Address	From	To
4	1009-1123 S. Congress Ave.	CS-MU	CS-MU-NP
5	1603 S. Congress Ave.	CS	CS-MU-NP

Tract	Address	From	To
6	1701 & 1703 S. Congress Ave.	CS	CS-MU-NP
7	1711 S. Congress Ave.	CS	CS-MU-NP
8	1801-1811 S. Congress Ave.	CS	CS-MU-NP
9	201 E. Mary St.	SF-3 & CS	P-NP
10	2100 & 2102 Nickerson St.	GO	SF-3-NP.
11	107 Leland St.	GO	LO-MU-NP
12	2103 – 2109 S. Congress Ave. & 110 E. Live Oak St.	CS	CS-MU-NP
13	0 Nickerson St. (LOT D&E * & E25.35' OF VAC ST GOODSHADE ADDN)	CS	GR-MU-NP
14	200, 206, 208, & 210 E. Live Oak St.	CS	GR-MU-CO-NP
15	2203 Post Rd.	GR	P-NP
16	2201 S. Congress Ave.	CS	P-NP
17	2201-2223 College Ave.	CS	CS-MU-NP
18	100 E. Oltorf St. & 2301 S. Congress Ave.	CS & CS-1	CS-NP
19	500 E. Oltorf St.	LR & SF-3	LR-NP
20	508 E. Oltorf St.	LR & SF-3	GO-NP
21	2309 Rebel Rd.	LR	SF-3-NP
22	2302 East Side Dr.	LR	MF-4-NP
23	614 E. Oltorf St.	LR & GR	GR-CO-NP

Tract	Address	From	To
24	710 E. Oltorf St.	LR	MF-4-NP
25	2203 East Side Dr., 601, 703, 707, & 709 E. Live Oak St., & 2200 Alta Vista Ave.	I-SF-3	SF-3-NP
26	2010 Alameda Dr.	SF-3	P-NP
27	2206 & 2208 Schriber St. & 0 Schriber St. (124 X 140.65FT AV ABS 24 DELVALLE S)	SF-3	NO-MU-NP
30	1221 Algarita Ave.	GR	MF-3-NP
31	1222 Algarita Ave.	GR	MF-3-NP
32	0 S IH 35 (TRT 2 * 1ST RESUB OF BROOK THE) & 1902, 1920 & 1946 S IH 35	GR	GR-MU-CO-NP
33	0 Woodland Ave. (TRT B BROOK THE)	GR	GR-MU-CO-NP
34	1824 S. IH 35	GR	MF-3-NP
36	1524 S. IH 35	LR	GO-CO-NP
37	1124 S. IH 35	MF-3 & LR	GO-CO-NP
38	1027 E. Riverside Dr.	LO	NO-NP
39	Town Lake-Norwood Tract Metropolitan Park 0 Edgecliff Terr. (ABS 8 SUR 20 DECKER I ACR 6.00)	SF-3 & L	P-NP

PART 3. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the Travis Heights-Swisher Subdistrict:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.

2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

PART 5. Tracts 4-8, 11-14, and 17, may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 6. Tract 18 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 7. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of Tract 14:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Club or lodge
Commercial off-street parking	Communication services
Communication service facilities	community recreation (private)
Community recreation (public)	Congregate living
Consumer convenience services	Counseling services
Drop-off recycling collection facility	Exterminating services
Food preparation	Funeral services
General retail sales (convenience)	General retail sales (general)
Guidance services	Hospital services (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Outdoor sports and recreation
Pawn shop services	Plant nursery
Residential treatment	Restaurant (general)
Restaurant (limited)	Safety services
Service station	Telecommunication tower
Theater	

2. The following uses are prohibited uses of Tract 23:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business or support services	Commercial off-street parking
Communication services	Counseling services
Drop-off recycling collection facility	Exterminating services
Food preparation	Funeral services
General retail sales (general)	Guidance services
Hospital services (general)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Outdoor sports and recreation	Outdoor entertainment
Pawn shop services	Personal improvement services
Research services	Residential treatment
Theater	

3. The following uses are prohibited uses of Tracts 32 and 33:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Exterminating services	Pawn shop services
Service station	

4. Vehicular access from Tract 33 to Woodland Avenue is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
5. Parking required for Tracts 32 and 33 shall be provided on-site.
6. A 10-foot wide vegetative buffer shall be provided and maintained on Tracts 32 and 33 along and adjacent to IH-35. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
7. A 15-foot wide vegetative buffer shall be provided and maintained on Tracts 36 and 37 along and adjacent to IH-35. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those

improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.


PART 8. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 9. This ordinance takes effect on October 10, 2005.

PASSED AND APPROVED

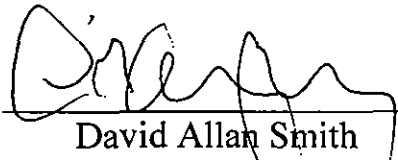
_____, September 29, 2005

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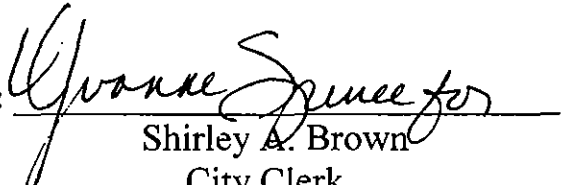
Will Wynn
Mayor

APPROVED:

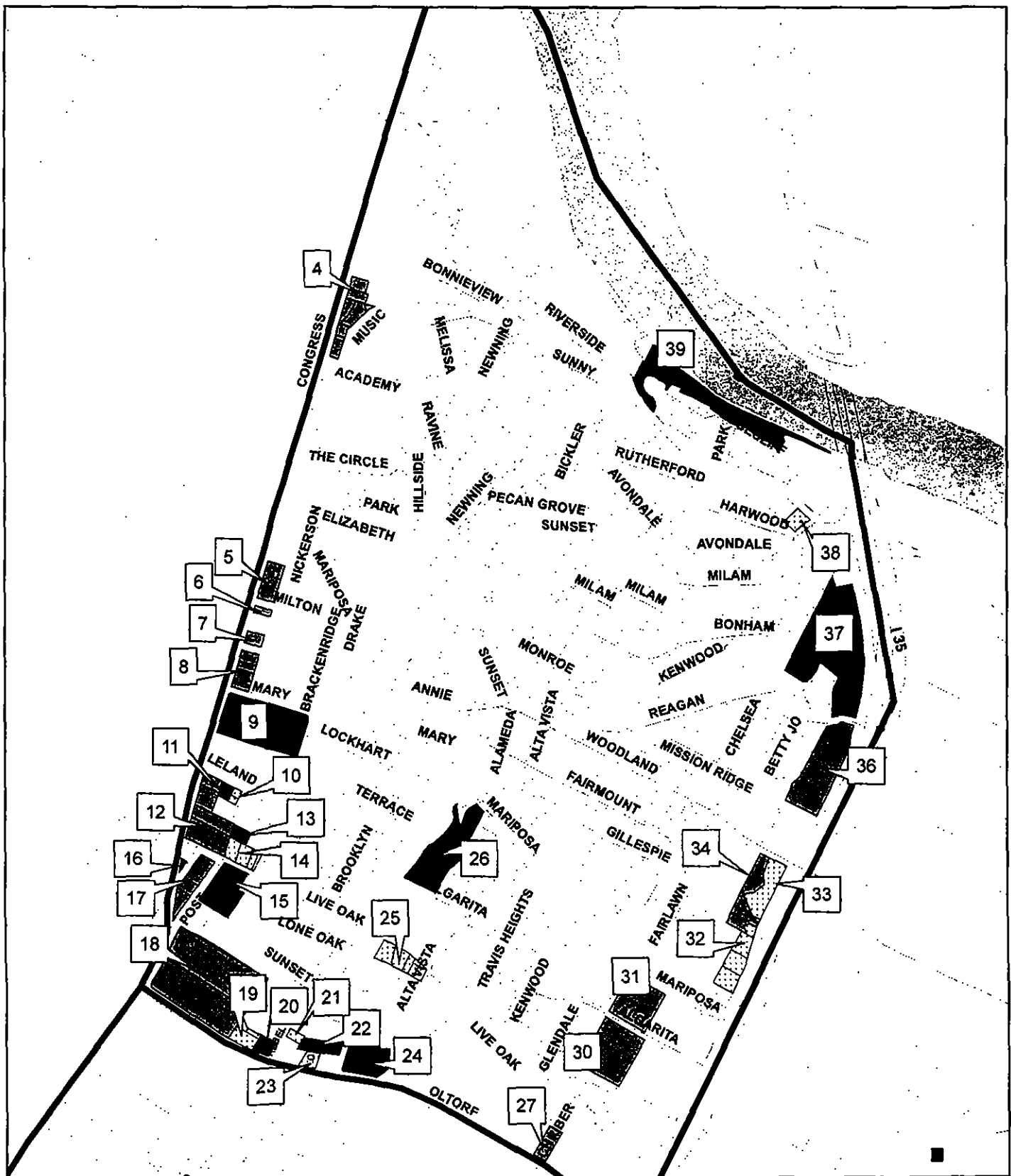


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



South River City Neighborhood Plan Combining District



Zoning Case # C14-05-0139

EXHIBIT A

Neighborhood Planning and Zoning Department



Subject Tracts

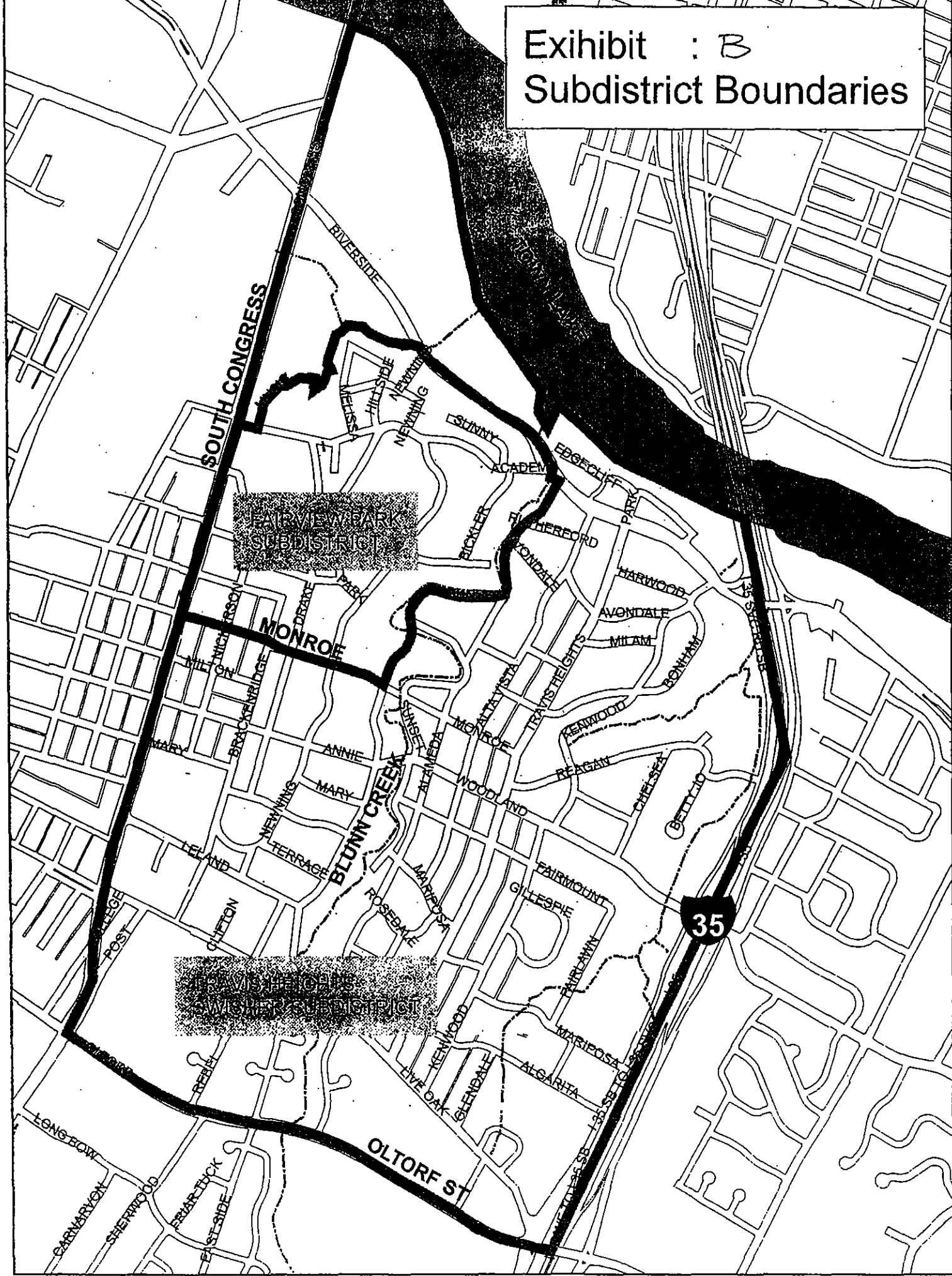


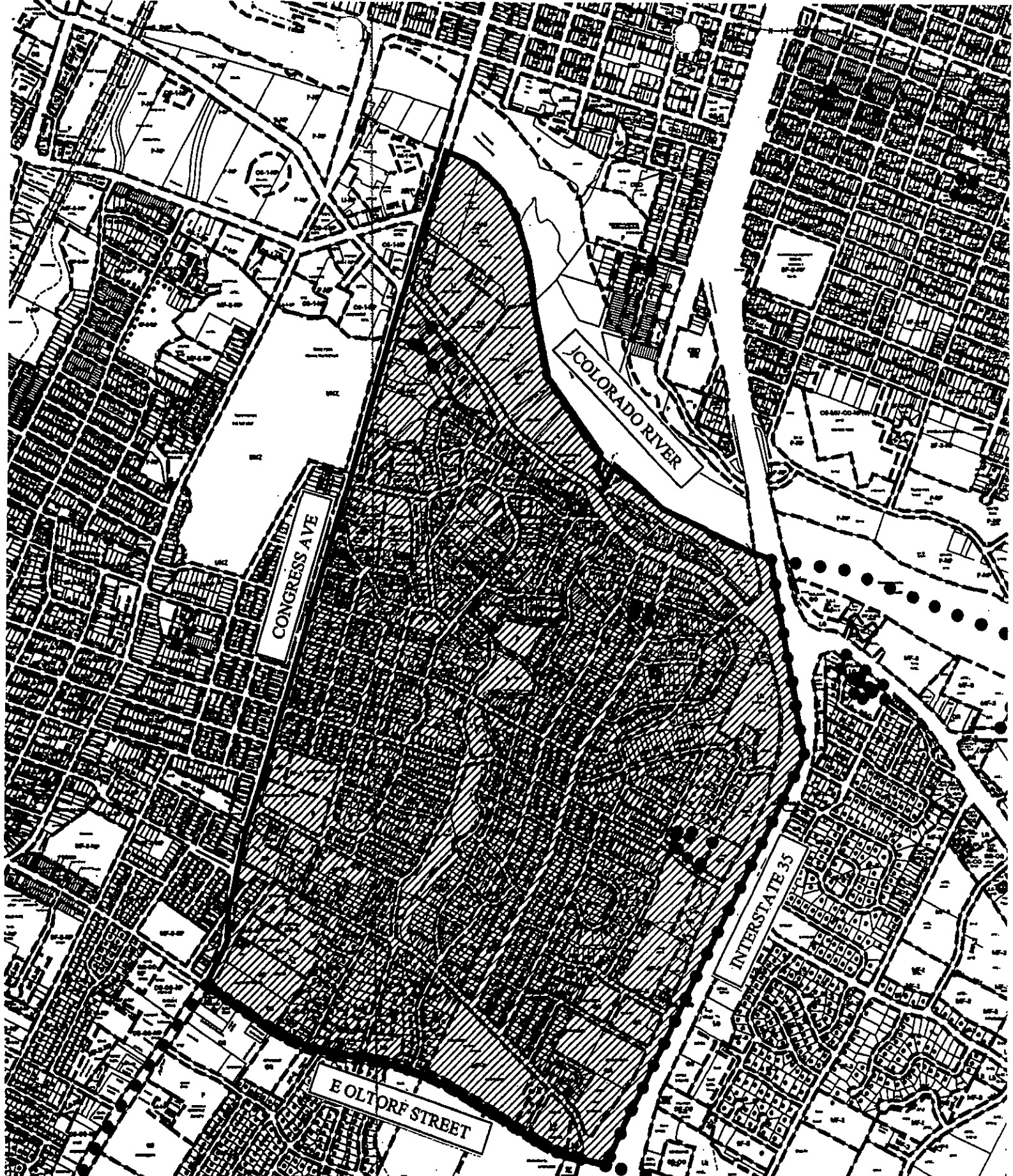
Planning Area Boundary
Other Tracts


0 0.125 0.25 0.5 Miles




Exhibit : B
Subdistrict Boundaries









1" = 1200'

SUBJECT TRACT 

PENDING CASE 

ZONING BOUNDARY 

CASE MGR: S. SERWAITIS

CASE #: C14-05-0139
ADDRESS: SOUTH RIVER CITY
NEIGHBORHOOD PLANNING AREA
SUBJECT AREA (acres): N/A

ZONING EXHIBIT C

DATE: 05-08
INTLS: SM

CITY GRID
REFERENCE
NUMBER
'H19-20 & J19
-21