



Thursday, February 01, 2007

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**Neighborhood Planning & Zoning
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 18

Subject: Approve an ordinance amending Ordinance No. 20061116-055 to substitute a new future land use map (FLUM) that correctly reflects the determinations made by Council for certain properties in the East Riverside/Oltorf Combined FLUM identified as Tract 222 (4600 and 4604 Ben White Boulevard East), Tract 35B (2500, 2500 ½, 2510 ½ Willow Hill Drive and 2018 ½ S Pleasant Valley Road), Tract 37 (2109-2237 E. Riverside Drive; 1700-1702 Willow Creek Drive), Tract 43A (2001 E. Riverside Drive), Tract 45 (1801-1919 E. Riverside Drive), Tract 45A (1805-1909 E. Riverside Drive), Tract 45B (1905 E. Riverside Drive), Tract 47 (1005 and 1007 Summit Street), Tract 21B (2510, 2510 ½, 2512, 2520, 2520 ½ Elmont Drive), Tract 35A (2429-2515 ½ E. Riverside Drive), Tract 38 (2237 E. Riverside Drive), and Tract 42 (2021, 2023 E. Riverside Drive)

**Additional Backup
Material**

(click to open)

- ☐ **Future Land Use Map (FLUM)**
- ☐ **Ordinance**

For More Information: Melissa Laursen, 974-7226, Carol Haywood, 974-7685; Sylvia Arzola, 974-6448

Prior Council Action: 11/16/06 - The City Council adopted the majority of the East Riverside/Oltorf Combined Neighborhood Plan and associated rezonings.

On November 16, 2006, the City Council approved the future land use map (FLUM) for the East Riverside/Oltorf Combined Neighborhood Planning Area. The FLUM attached to the final signed ordinance as an exhibit did not correctly reflect Council action. The FLUM incorrectly reflected a mixed use building or neighborhood urban center on the following tracts: 35B (2500, 2500 ½, 2510 ½ Willow Hill Drive and 2018 ½ S Pleasant Valley Road), 37 (2109-2237 E. Riverside Drive, 1700-1702 Willow Creek Drive, 43A (2001 E. Riverside Drive), 45 (1801-1919 E. Riverside Drive), 45A (1805-1909 E. Riverside Drive), 45B (1905 E. Riverside Drive), and 47 (1005 and 1007 Summit Street). Council did not make an infill option determination for these tracts. The infill option notation on the FLUM has been removed on the proposed substitute FLUM.

In addition, Council approved the mixed use building or neighborhood urban center infill option for the following tracts: 21B (2510, 2510 ½, 2512, 2520, 2520 ½ Elmont Drive), 35A (2429-2515 ½ E. Riverside Drive), 38 (2237 E. Riverside Drive), and 42 (2021, 2023 E. Riverside Drive). The substitute FLUM has been amended to show the infill options for these tracts.

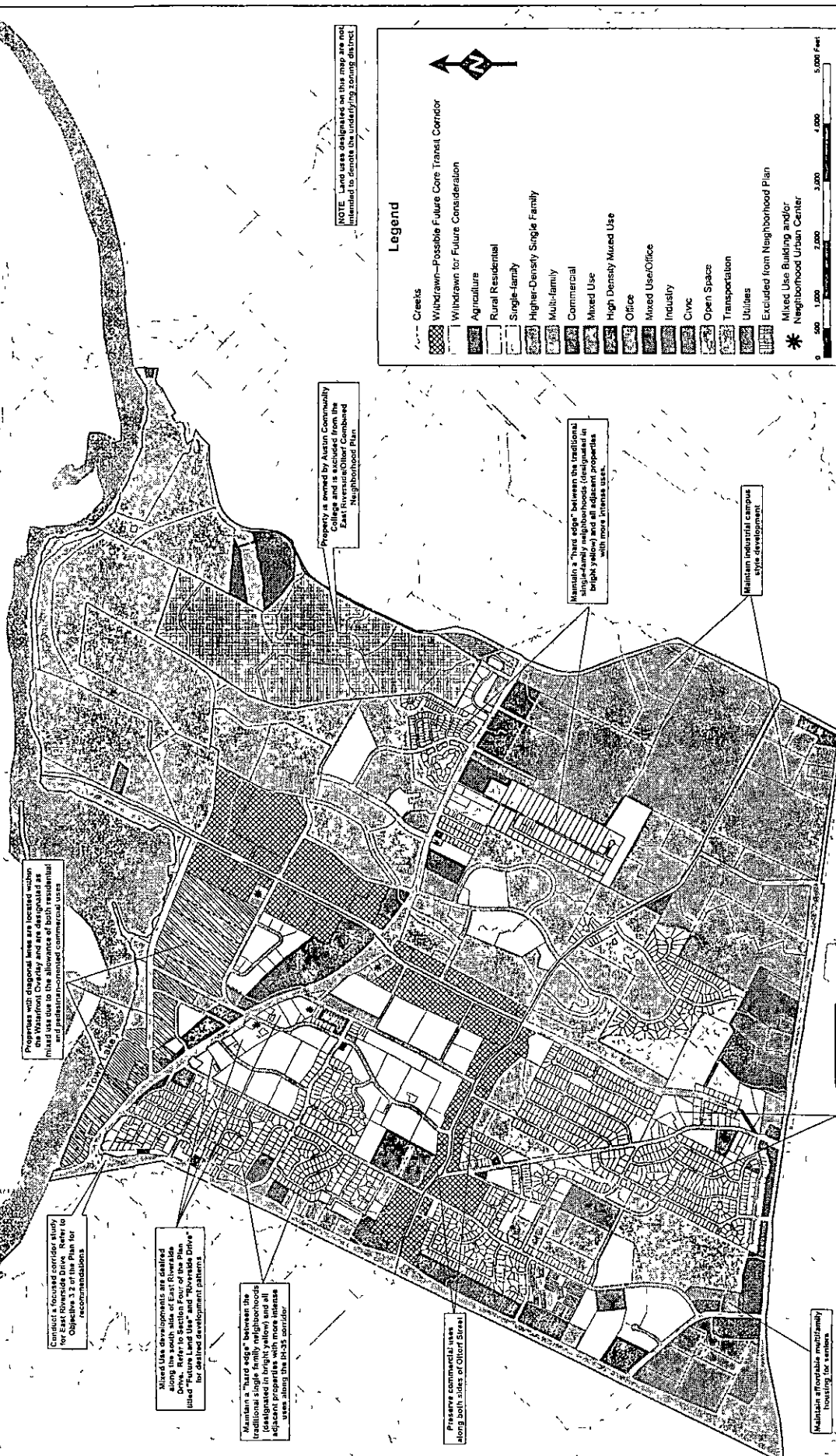
Finally, Council approved a civic land use designation for Tract 222 (4600 and 4604 Ben White Boulevard East). The existing FLUM shows no designation. The FLUM has been amended to show a civic use designation.

EAST RIVERSIDE/OLTOF COMBINED NEIGHBORHOOD PLAN

Future Land Use Map

Ordinance Correction 20061116-055

February 1, 2007 City Council Hearing



NOTE: Land uses designated on this map are not intended to denote the underlying zoning district.

Legend

- Creeks
- Withdrawn-Possible Future Core Transit Corridor
- Withdrawn for Future Consideration
- Agriculture
- Rural Residential
- Single-family
- Higher-Density Single Family
- Multi-family
- Commercial
- Mixed Use
- High Density Mixed Use
- Office
- Mixed Use/Office
- Industry
- Civic
- Open Space
- Transportation
- Utilities
- Excluded from Neighborhood Plan
- Mixed Use Building and/or Neighborhood Urban Center

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

September 14, 2006
Modified January 22, 2007



Properties with diagonal lines are located within the Westfront Overlay and are designated as mixed use due to the allowance of both residential and commercial uses.

Conduct a focused corridor study for East Riverside Drive. Refer to Objective 3.2 of the Plan for recommendations.

Mixed Use developments are called out along East Riverside Drive. Refer to Section Four of the Plan titled "Future Land Use" and "Riverside Drive" for detailed development patterns.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses along the I-25 corridor.

Preserve commercial uses along both sides of Oltorf Street.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.

Maintain industrial campus style development.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.

Maintain affordable multifamily housing for seniors.

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 20061116-055, WHICH ADOPTED THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO SUBSTITUTE A NEW FUTURE LAND USE MAP THAT CORRECTLY REFLECTS THE DETERMINATIONS MADE BY COUNCIL FOR CERTAIN PROPERTIES IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN.

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

PART 1. Ordinance No. 20061116-055 adopted the East Riverside/Oltorf Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 20061116-055, is amended to substitute a new future land use map (FLUM) that correctly reflects the determinations made by Council for certain properties in the East Riverside/Oltorf Combined Neighborhood Plan as follows:

<u>Addresses</u>	<u>Incorrect Designation</u>	<u>Correct Designation</u>
Tract 35B (2500, 2500 1/2, 2510 1/2 Willow Hill Drive and 2018 1/2 S. Pleasant Valley Road)	Mixed Use Building or Neighborhood Urban Center	No designation
Tract 37 (2109-2237 E. Riverside Drive and 1700-1702 Willow Creek Drive)	Mixed Use Building or Neighborhood Urban Center	No designation
Tract 43A (2001 E. Riverside Drive)	Mixed Use Building or Neighborhood Urban Center	No designation
Tract 45 (1801-1919 E. Riverside Drive)	Mixed Use Building or Neighborhood Urban Center	No designation

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2
3 Tract 45A (1805-1909
4 E. Riverside Drive)

Mixed Use Building or No designation
Neighborhood Urban
Center

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6
7 Tract 45B (1905 E.
8 Riverside Drive)

Mixed Use Building or No designation
Neighborhood Urban
Center

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10
11 Tract 47 (1005 and
12 1007 Summit Street)

Mixed Use Building or No designation
Neighborhood Urban
Center

13
14
15 Tract 21B (2510, 2510 ½
16 2512, 2520, 2520 ½
17 Elmont Drive)

No designation Mixed Use Building or
Neighborhood Urban
Center

18
19 Tract 35A (2429-2515 ½
20 E. Riverside Drive)

No designation Mixed Use Building or
Neighborhood Urban
Center

21
22
23 Tract 38 (2237 E.
24 Riverside Drive)

No designation Mixed Use Building or
Neighborhood Urban
Center

25
26 Tract 42 (2021 and
27 2023 E. Riverside Drive)

No designation Mixed Use Building or
Neighborhood Urban
Center

28
29
30 Tract 222 (4600 and
31 4604 Ben White Boulevard
32 East)

No designation Civic Land Use

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2 **PART 3.** This ordinance takes effect on _____, 2007.

3
4 **PASSED AND APPROVED**

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6
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8 _____ January 11 _____, 2007

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Will Wynn
Mayor

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11
12
13 **APPROVED:** _____
14 David Allan Smith
15 City Attorney
16

ATTEST: _____
Shirley A. Gentry
City Clerk