

Thursday, February 01, 2007

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**Zoning Ordinances / Restrictive Covenants  
(HEARINGS CLOSED)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 50**

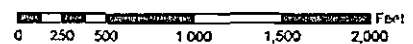
**Subject:** C14-05-0112 – Riverside Neighborhood Plan Combining District (PART) - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning 11 tracts (total of 23.34 acres) locally known as 2109-2237 E. Riverside Drive and 1700-1702 Willow Creek Drive (Tract 37); 1701-1713 Burton Drive (Tract 39); 2001 E. Riverside Drive (Tract 43A); 2019, 2021, 2023 E. Riverside Drive (Tract 43B); 1801-1919 E. Riverside Drive (Tract 45), 1805-1909 E. Riverside Drive (Tract 45A); 1905 E. Riverside Drive (Tract 45B), 1605 E. Riverside Drive (Tract 46); 1005, 1007 Summit Street (Tract 47); 1301 S. IH-35 Service Road NB (Tract 49) and; 1301 S. IH-35 Service Road NB (Tract 50) These tracts lie within the Harpers Branch and Town Lake Watersheds. The proposed zoning change will create the Riverside Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan. Under the proposed Riverside NPCD, "Small Lot Amnesty", "Garage Placement", "Impervious Cover and Parking Placement Restrictions" and "Prohibited Parking in the Front Yard" may apply. The Neighborhood Mixed Use Building special use is proposed for Tracts 37, 43A, 45, 45A, 45B, and 47. The Neighborhood Urban Center special use is proposed for Tracts 37, 43A, 45, 45A and 45B. The City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence – Large Lot (SF-1), Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family – Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6), Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence – Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO), General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP), Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG), Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU), Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. First reading approved on October 19, 2006. Vote: 7-0 Second reading approved on November 16, 2006. Vote 6-0-1 (Kim abstained) Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil 974-2330 and Melissa Laursen 974-7226

**Additional Backup  
Material**

(click to open)

- ☐ [Staff Report](#)
- ☐ [Ordinance](#)

**For More Information:**



**East Riverside/Oltorf Combined Neighborhood Plan (Agenda Items # )**  
**February 1, 2007**

**Infill Options, Design Tools and Front Yard Parking**

<b>Infill Options</b>				
<b>Type</b>	<b>Area Proposed</b>	<b>Planning Commission Recommendation</b>	<b>Staff Recommendation</b>	<b>Neighborhood Recommendation</b>
<b>Small Lot Amnesty</b>	Tracts 203, 222, 37, 39, 43A, 43B, 45, 45A, 45B, 46, 47, 49, and 50	Yes	Yes	Yes

<b>Design Tools</b>				
<b>Type</b>	<b>Area Proposed</b>	<b>Planning Commission Recommendation</b>	<b>Staff Recommendation</b>	<b>Neighborhood Recommendation</b>
<b>Impervious Cover &amp; Parking Placement Restrictions</b>	Tracts 203, 222, 37, 39, 43A, 43B, 45, 45A, 45B, 46, 47, 49, and 50.	Yes	Yes	Yes
<b>Garage Placement Restrictions</b>	Tracts 203, 222, 37, 39, 43A, 43B, 45, 45A, 45B, 46, 47, 49, and 50.	Yes	Yes	Yes

<b>Front-Yard Parking</b>				
<b>Motion</b>	<b>Description</b>	<b>Planning Commission Recommendation</b>	<b>Staff Recommendation</b>	<b>Neighborhood Recommendation</b>
<b>Approval of Front Yard Parking Restrictions</b>	The Front yard parking restrictions limit parking to a driveway or paved parking space depicted on an approved site plan. The following tracts are proposed. Tracts 203, 222, 37, 39, 43A, 43B, 45, 45A, 45B, 46, 47, 49, and 50.	Yes	Yes	Yes

**Motion Sheet for East Riverside/Olcott Neighborhood Plan Combining Districts:  
Contested Zoning and Land Use Tracts  
(Agenda Items # )  
February 1, 2007**

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-05) 2nd Reading (11-15-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer/ Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee recommendations developed independently after March 2005)	VOTES REQUIRED
<b>Contested Zoning and Land Use Tracts</b>								
47 2105-2227 E. Riverside Dr. (Burton, Terrace Sec 1-A, Amended; lots 4 and 5, and Riverside Drive Joint Venture, lots 6-9 except for the 10, 012 SF tract of land out of Lot 9 as described in Tract 38); 1700-1702 Willow Creek Dr. (Riverside Drive Plaza Joint Venture Lots 10-11)	Commercial LO, GR, CS, CS-1 (restaurant, pawn shop, car wash and other various retail)	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC  Staff recommendation will provide a zoning pattern that tends to greater consistency of the types of uses and development standards in which the site can be developed. The proposed rezoning will accommodate the current uses as well as reduce the amount of CS-1 on the tract.	Unknown	Mixed Use GR-MU-CO-NP w/ MUB and NUC (prohibit multifamily residential uses)	Office & Commercial LO-NP, GR-NP, CS-NP, CS-1-NP with MUB and NUC	3rd Reading = 4 votes
39 1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Dr.	Single Family LO (duplexes)	Mixed Use/Office LO-MU-CO-NP (prohibit multifamily residential)	Mixed Use/Office LO-MU-NP	Mixed Use/Office LO-MU-NP  Staff recommendation to add the MU will bring the property into conformance (existing duplexes with office zoning)	Unknown	Mixed Use/Office LO-MU-NP	Office LO-MU-CO-NP (prohibit multifamily residential)	3rd Reading = 4 votes
43A 2001 E. Riverside Drive	Commercial LR (gas station)	Mixed Use CS-NP w/MUB and NUC	Mixed Use LR-NP w/ MUB and NUC	Mixed Use LR-NP w/ MUB and NUC	Agents: Nikole Meade and Andrew Martin Mixed Use CS-NP w/MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Commercial (with a motion on the FLUM relating special use options) LR NP w/ MUB & NUC	3rd Reading = 4 votes

**Motion Sheet for East Riverside/Oto Neighborhood Plan Combining Districts:  
Contested Zoning and Land Use Tracts  
(Agenda Items # )  
February 1, 2007**

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06) 2nd Reading (11-16-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (9/04 thru 3/05)	Group 2 Recommendations from Advisory Committee, developed independently after March 2005)	VOTES REQUIRED
<p>43B (originally part of Tract 43; tract was split after 11 16-06 hearing) 2019, 2021, 2023 E Riverside Drive "Need to discuss conditions"</p>	Commercial GR	<p><b>Mixed Use</b> CS-MU-CO-NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include: 1) maximum FAR of 1.8-1 2) limited to GR site development standards 3) minimum of 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential uses, of which 30% shall be townhouses or condominiums **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 300</p>	<p><b>Mixed Use</b> CS-MU-CO-NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include: 1) maximum FAR of 1.8-1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) minimum of 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 7) limit height of buildings along E. Riverside Drive to 3 stories or 40 feet within 100 feet of the roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200</p>	<p><b>Mixed Use</b> GR-NP, CS-NP w/ MUB and NUC</p>	Unknown	<p><b>Mixed Use</b> GR-NP w/ MUB and NUC</p>	<p><b>Commercial</b> (with a notation on the FLUM reflecting special use options) GR-NP, CS-NP w/ MUB and NUC</p>	3rd Reading = 4 votes

**Motion Sheet for East Riverside/Oliver Neighborhood Plan Combining Districts:  
Contested Zoning and Land Use Tracts  
(Agenda Items # )  
February 1, 2007**

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06) 2nd Reading (11-16-06)	Planning Commission Recommendation (6-13-06 Meeting)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/02 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee developed independently after March 2005)	VOTES REQUIRED
45 1801-1919 E. Riverside Dr (Lot B River Hills Addition) except for the portion described in Tract 45A & Tract 45B	Commercial LR, GR, GR-CO, CS, CS-1 (retail uses)	Mixed Use GR-NP w/MUB and NUC	Mixed Use GR-NP w/MUB and NUC	Mixed Use GR-NP w/MUB and NUC  Staff recommendation will provide a zoning pattern that leads to greater consistency of the types of uses and development standards in which the site can be developed. The proposed rezoning will accommodate the current uses as well as reduce the amount of CS-1 on the tract.	Agents: Alison Gardner and Andrew Martin  Property owner supports the rezoning to GR-NP w/ MUB and NUC with the rearrangement of CS-1  Prospective developer of a portion of the site supports GR	Mixed Use GR-NP w/ MUB and NUC	Commercial (with a notation on the PLUM referencing special use options) LR-NP, GR-CO-NP, GR-NP CS-NP, CS-1-NP w/ MUB & NUC	3rd Reading = 4 votes
45A 1805-1903 E. Riverside (a 7,627 SF tract of land out of the Santiago Del Valle Grant, Barna being a portion of Tract B, River Hills Addition)	Commercial CS-1 (Club LaLino)	Mixed Use CS-1-NP w/ MUB and NUC  10-18-06, motion to approve existing CS-1 zoning footprint of 6,490 SF  11-16-06, motion to approve existing building footprint of 7,627 SF	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use CS-1-NP w/ MUB and NUC  (support expanding the CS-1 to coincide with the existing use of 7,699 SF--will make the entire use conforming)	Agents: Alison Gardner and Andrew Martin  Property owner supports CS-1-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Commercial (with a notation on the PLUM referencing special use options) CS-1-NP w/ MUB & NUC (do not support expanding the CS-1 beyond 6,490 SF)	3rd Reading = 4 votes

**Motion Sheet for East Riverside/Oliver Neighborhood Plan Combining Districts:  
Contested Zoning and Land Use Tracts**

(Agenda Items # )  
February 1, 2007

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-05) 2nd Reading (11-16-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (6/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee recommendations developed independently after March 2005)	VOTES REQUIRED
45B 1905 E. Riverside Dr (1,977 square foot tract of land out of Santiago Del Valle Grant, a portion of Tract B, River Hills Addition)	Commercial LR (retail use)	Mixed Use CS-NP w/MUB and NUC	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use CS-1-NP w/MUB and NUC  Proposal as submitted by property owner consolidates CS 1 footprint and ultimate reduction of CS-1 on Tract 45.	Agent: Alton Gardner and Andrew Haden  Property owner supports CS-1-NP w/ MUB & NUC	Mixed Use  Discussed as part of Tract 45	Commercial (with a nod to the FLUM rebranding special use option) LR w/ MUB and NUC	3rd Reading = 4 votes
46 1805 E. Riverside Drive	Commercial CS (Two Bazaars)	Commercial/ GR-NP	Mixed Use GR-MU-CO NP (prohibit multifamily)	Commercial GR-NP  Staff recommendation accommodates current use and is consistent with the zoning pattern along Riverside Drive which is existing and proposed GR.	Unknown	Commercial  No clear majority. LO-NP and GR-NP were discussed	Commercial  GR-NP	3rd Reading = 4 votes

**Motion Sheet for East Riverside/Olton Neighborhood Plan Combining Districts:  
Contested Zoning and Land Use Tracts  
(Agenda Items # )  
February 1, 2007**

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-12-06) 2nd Reading (11-16-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (2004 thru 2005)	Group 2 Recommendations (Members from Advisory Committee developed independently after March 2005)	VOTES REQUIRED
47 1005 (Lot 3 Less N24E AV Thomas & Burch Subdivision), 1007 Summit St.	Single Family SF-3 (SF home)	Mixed Use/Office LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	Mixed Use/Office LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	Mixed Use/Office LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	Property owner supports LO-MU-CO NP w/MUB (prohibit multifamily residential)	Single Family SF-3-NP, neighbors are willing to work with owners to discuss different options.	Single Family SF-3-NP	3rd Reading = 4 votes Petition submitted by neighborhood is NOT VALID
49 1301 S 1-35 Syc Road NB (Lot 3-A, Resub of Lot 3 Parkinson Leba Subdivision and Lot 12 Block 10 Bolevud Park save and except the portion described in Tract 50)	Office LR (office building)	Mixed Use LR-MU-CO-NP (any redevelopment shall be no closer to the eastern property line than the current buildings)	Mixed Use LR-MU-CO-NP (any redevelopment shall be no closer than current buildings)	Office LO-NP Zoning matches current office use on property	Agent Jeff Howard Property owner opposed to downzoning, requests LR-MU- NP	Office LO-NP	Office LO-NP	Valid Petition = 6 votes VALID petition submitted by property owner against any rezoning other than LR or GR Petition submitted by neighborhood is NOT VALID



**Motion Sheet for East Riverside/Olinda Neighborhood Plan Combining Districts:  
Contested Zoning and Land Use Tracts  
(Agenda Items # )  
February 1, 2007**

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06) 2nd Reading (11-16-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations from Advisory Committee Recommendations developed independently after March 2005	VOTES REQUIRED
<b>50</b> 1301 S. IH-35 Svc Road NB (a 0.2 acre tract, more or less, out of Lot 9-A, Resub of Lot 3 Parkinson Leasing Subdivision and Lot 12 Block 10 Bellvue Park, comprised of the E 50 foot west of and parallel to the western property line of Lot 11, Block 10, Bellvue Park Subdivision)	<b>Office</b> SF-3 (parking lot for office building)	<b>Office</b> LO-CO-NP (until height to 12 ft. and prohibit access to Lupine)	<b>Office</b> LO-CO-NP (until height to 12 ft. and prohibit access to Lupine)	<b>Office</b> LO-CO-NP (until height to 12 ft. and prohibit access to Lupine) Zoning is consistent with the the proposed zoning for office building (Tract 49). The proposed CO minimizes the impact on a currently constructed parking lot on adjacent single family residences	Agent, Jeff Howard Property owner supports staff recommendation of LO-CO- NP	<b>Single Family</b> SF-3-NP	<b>Single Family</b> SF-3-NP	3rd Reading = 4 votes Petition submitted by neighborhood is NOT VALID

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 20061116-057 AND REZONING  
2 AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN  
3 COMBINING DISTRICT TO 11 TRACTS OF LAND COMPRISED OF  
4 APPROXIMATELY 23.34 ACRES LOCATED IN THE RIVERSIDE  
5 NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING  
6 DISTRICTS ON THE TRACTS.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9  
10 PART 1. Ordinance No. 20061116-056 is amended to include the property identified in  
11 this Part in the Riverside neighborhood plan combining district. The zoning map  
12 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan  
13 (NP) combining district to the base zoning districts and to change the base zoning district  
14 on two tracts of land described in File C14-05-0112 (Part), as follows:

15  
16 Tract 37 2109-2237 East Riverside Drive, 1700-1702 Willow  
17 Creek Drive;  
18 Tract 39 1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Drive;  
19 Tract 43A 2001 East Riverside Drive;  
20 Tract 43B 2019, 2021, 2023 East Riverside Drive;  
21 Tract 45 1801-1919 East Riverside Drive;  
22 Tract 45A 1805-1909 East Riverside Drive;  
23 Tract 45B 1905 East Riverside Drive;  
24 Tract 46 1605 East Riverside Drive;  
25 Tract 47 1005, 1007 Summit Street;  
26 Tract 49 1301 South IH-35 Service Road Northbound (Lot 3-A  
27 and Lot 12, Bellvue Park);  
28 Tract 50 1301 South IH-35 Service Road Northbound (0.2 acres  
29 out of Lot 3-A and Lot 12, Bellvue Park);  
30

31 the "Property" as shown on Exhibit "A" (*the Tract Map*),

32  
33 generally known as the Riverside neighborhood plan combining district, locally known as  
34 the area bounded by Town Lake on the north, Pleasant Valley Road on the east, Oltorf  
35 Street on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas,  
36 and identified in the map attached as Exhibit "B" (*the Zoning Map*); Exhibits "A" through  
37 "E" incorporated into this ordinance.

**PART 2.** The base zoning districts for the eleven tracts of land are changed from family residence (SF-3) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district to limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, and commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, as more particularly described and identified in the chart below:

TRACT NUMBER	ADDRESS	FROM	TO
37	2109-2237 E. Riverside Drive (Burton Terrace Sec 1-A Amended, lots 4 and 5, and Riverside Drive Plaza Joint Venture, lots 8-9 except for 10,012 square foot tract of land out of Lot 9 Riverside Dr. JV); 1700-1702 Willow Creek Drive (Riverside Drive Plaza Joint Venture lots 10-11)	LO, GR, CS, CS-1	GR-NP
39	1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Drive	LO	LO-MU-CO-NP
43A	2001 E. Riverside Drive	LR	CS-NP
43B	2019, 2021, 2023 E. Riverside Drive	GR	CS-MU-CO-NP
45	1801-1919 E. Riverside Drive (Lot B River Hills Addition) except for the portion described in Tract 45A & 45B	LR, GR, GR-CO, CS, CS-1	GR-NP
45A	1805-1909 E. Riverside Drive (a 7,627 square foot tract of land out of the Santiago Del Valle Grant, a portion of Tract B, River Hills Addition as further described in Exhibit "C")	CS-1	CS-1-NP
45B	1905 E. Riverside Drive (1,977 square foot tract of land out of the Santiago Del Valle Grant, a portion of Tract B, River Hills Addition as further described in Exhibit "D")	LR	CS-NP
46	1605 E Riverside Drive	CS	GR-NP
47	1005 (Lot 3 Less N24ft Av Thomas & Burch Subdivision), 1007 Summit St.	SF-3	LO-MU-CO-NP

TRACT NUMBER	ADDRESS	FROM	TO
49	1301 S. I-35 Svc Road NB (Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellvue Park save and except the portion described in Tract 50)	LR	LR-MU-CO-NP
50	1301 S. I-35 Svc Road NB (A 0.2 acre tract, more or less, out of Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellvue Park, comprised of the E 50 feet west of and parallel to the western property line of Lot 11, Block 10, Bellvue Park Subdivision)	SF-3	LO-CO-NP

**PART 3.** Except as specifically provided in Parts 4 through 8 of 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 4.** The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

- A. The minimum lot area is 2,500 square feet.
- B. The minimum lot width is 25 feet.
- C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 5.** 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:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- C. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

**PART 6.** The following tracts 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:

37, 43A, 45, 45A, 45B, and 47

1  
2 **PART 7.** The following tracts may be developed as a neighborhood urban center special  
3 use as set forth in Sections 25-2-1522 through 25-2-1557 of the Code:

4  
5 37, 43A, 45, 45A, and 45B  
6

7 **PART 8.** The Property within the boundaries of the conditional overlay combining district  
8 established by this ordinance is subject to the following conditions:  
9

- 10 A. A multifamily residential use is prohibited on Tracts 39 and 47.  
11  
12 B. If redevelopment of a structure on Tract 49 occurs, new construction of a building  
13 or structure may not be closer to the eastern property line than the existing  
14 buildings are at the time of this ordinance.  
15  
16 C. The following conditions apply to Tract 50.  
17  
18 1. The maximum height of a building or structure is 12 feet from ground level.  
19  
20 2. Vehicular access from the Property to Lupine Lane is prohibited. All vehicular  
21 access to the Property shall be from other adjacent public streets or through  
22 other adjacent property.  
23  
24 D. Except as provided in this subsection, community commercial (GR) site  
25 development standards apply to Tract 43B.  
26  
27 1. The maximum floor to area ratio is 1.8 to 1.0.  
28  
29 2. A minimum of ten percent of open space is required.  
30  
31 3. A minimum of ten percent of gross floor area shall be for a commercial use.  
32  
33 4. A minimum of 25 percent of gross floor area shall be for a residential use. A  
34 minimum of 30 percent of this 25 percent gross floor area shall be for a  
35 townhouse or condominium use.  
36  
37  
38  
39  
40

1 **PART 9.** This ordinance takes effect on \_\_\_\_\_, 2007.  
2  
3

4 **PASSED AND APPROVED**  
5  
6

7  
8 \_\_\_\_\_, 2007

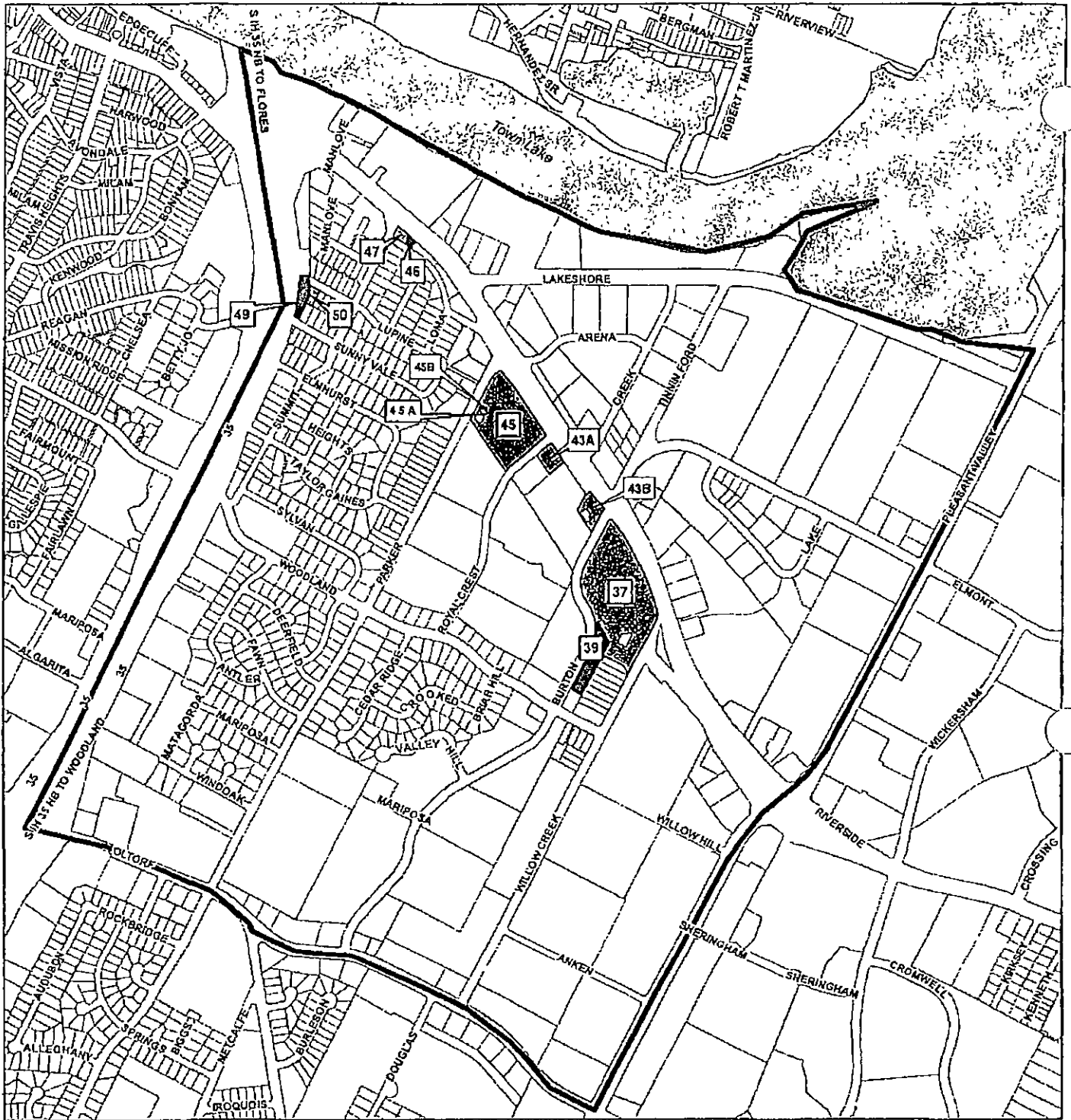
9  
10 Will Wynn  
11 Mayor

12  
13 **APPROVED:** \_\_\_\_\_

14 David Allan Smith  
15 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk



**Riverside Neighborhood Plan Combining District  
Tract Map for Rezoning--February 1, 2007  
Zoning Case #C-14-05-0112 (PART)  
Exhibit A**

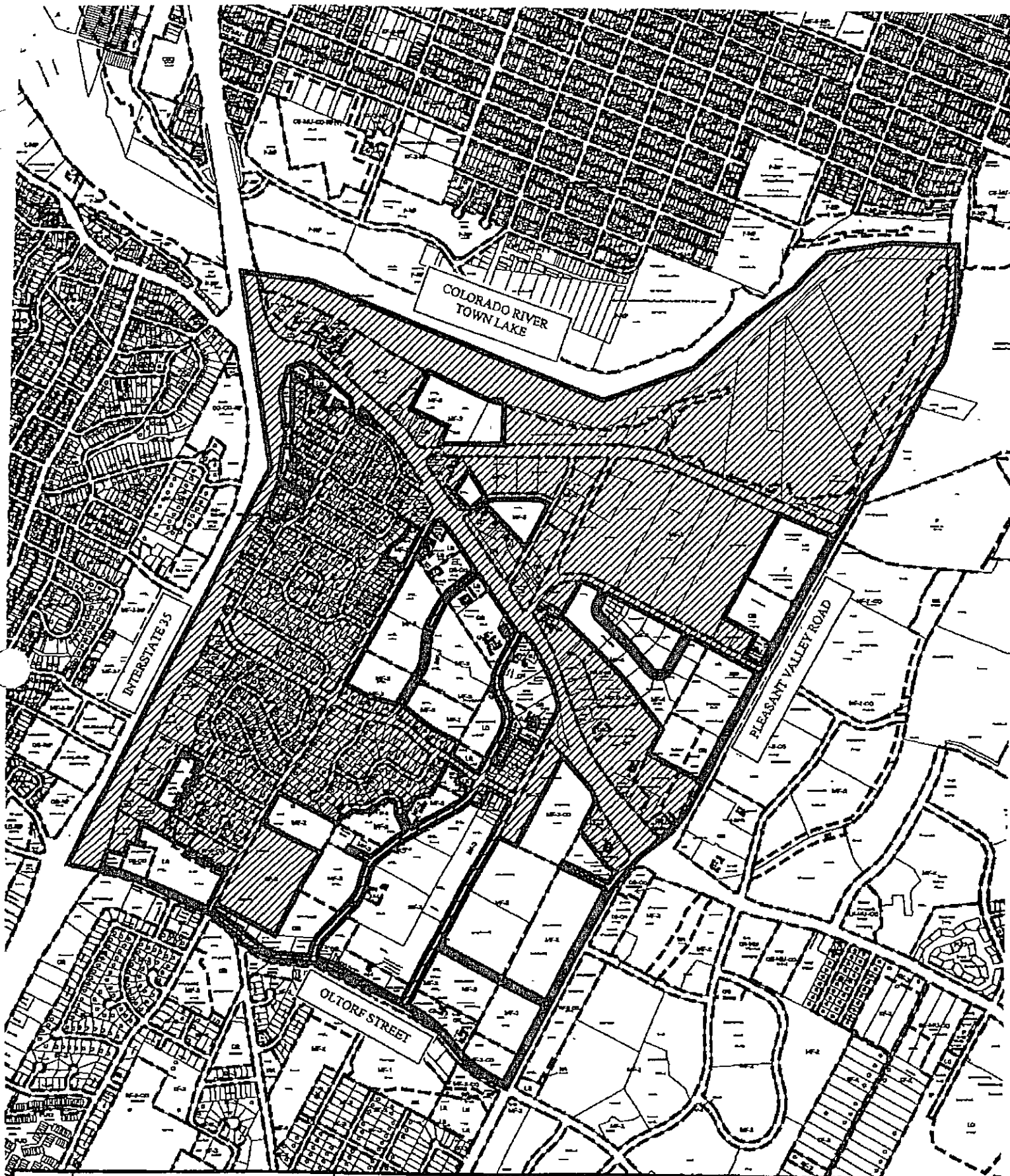


City of Austin  
Neighborhood Planning and Zoning Department  
Updated January 4, 2007

**Tracts for Rezoning**



0 250 500 1,000 1,500 2,000 Feet



	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: R. HEIL</p>	<p align="center"><b>ZONING EXHIBIT B</b></p> <p>CASE #: C14-05-0112</p> <p>ADDRESS: EAST RIVERSIDE</p> <p>NEIGHBORHOOD PLAN COMBINING DISTRICT</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 06-12</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J19-20 K19-2</p> <p>0</p>
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## Field Notes

BEING 0.175 OF ONE ACRE (7627 S. F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT B, RIVER HILLS ADDITION RECORDED IN BOOK 55, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO RHSC-T PROPERTIES, L. P. BY ASSUMPTION SPECIAL WARRANTY DEED EXECUTED ON DECEMBER 18, 2003, FILED FOR RECORD ON JANUARY 12, 2004, RECORDED IN DOCUMENT 2004006205 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME ALSO BEING THE SUITE CURRENTLY LOCATED AT 1907 EAST RIVERSIDE DRIVE, SAID 0.175 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point, at an easterly corner, at the approximate centerline of an existing exterior 8 inch wall, same being South 05°36'03" West, a distance of 186.51 feet, from a 1/2 inch iron rod found in the southeast right-of-way line of Parker Lane (70' ROW), at a northwesterly corner of said Tract B and the most westerly corner of Lot 1, Briarwood Hills recorded in Book 21, Page 17 of the Plat Records of Travis County, Texas, for the Point of Beginning and the most easterly corner of the herein described tract of land;

1) THENCE, South 32°17'06" East, a distance of 23.26 feet, with the approximate centerline of an existing easterly exterior 8 inch wall, to the approximate centerline of an existing interior wall, for the most easterly corner of the herein described tract of land;

2) THENCE, South 58°08'46" West, a distance of 47.77 feet, with the approximate centerline of an existing interior wall, leaving an existing easterly exterior wall, to a calculated point for a corner;

3) THENCE, South 32°00'54" East, a distance of 29.31 feet, to a calculated point for a corner;

4) THENCE, South 57°59'04" West, a distance of 20.95 feet, to a calculated point for a corner;

5) THENCE, South 32°23'54" East, a distance of 28.45 feet, to a calculated point for a corner;


6) THENCE, South 57°59'06" West, with the approximate centerline of an existing interior wall, at a distance of 11.34 feet passing a southwesterly corner in the approximate centerline of an existing exterior wall, continuing with the approximate centerline of an existing exterior wall, in all a distance of 41.03 feet, to a calculated point at the approximate centerline of an existing exterior wall, for the most southerly corner of the herein described tract of land;

7) THENCE, North 32°14'27" West, a distance of 77.30 feet, with the approximate centerline of an existing southwesterly exterior wall, to a calculated point for the most westerly corner of the herein described tract of land;

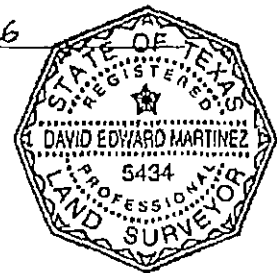
8) THENCE, North 29°10'10" East, a distance of 94.93 feet, with the approximate centerline of an existing northwesterly exterior wall, to a calculated point at the approximate centerline of an existing interior wall for the most northerly corner of the herein described tract of land;

9) THENCE, South 61°23'29" East, a distance of 49.77 feet, with the approximate centerline of an existing interior wall, leaving an existing northwesterly exterior wall, to a calculated point at the intersection with the prolongation of the approximate centerline of an existing easterly exterior 8 inch wall for a corner;

10) THENCE, North 29°09'26" East, a distance of 2.47 feet, with the prolongation of the approximate centerline of an existing easterly exterior 8 inch wall, to the Point of Beginning and containing an area of 0.175 of one acre (7627 S. F.) of land, more or less.

  
David Edward Martinez  
Registered Professional Land Surveyor 5434



09/13/06  
Date



Martinez, Wright & Mendez, Inc.  
Chevy Chase One  
7700 Chevy Chase Drive, Suite 100  
Austin, Texas 78752  
(512) 453-0767

Bearing Basis:                      Northwesterly Line (North 29°24' East, 299.35') of  
Tract B, River Hills Addition recorded in Book 55,  
Page 26 of the Plat Records of Travis County, Texas

TCAD No.:                              0304070206  
CITY GRID No.:                        J20, K20

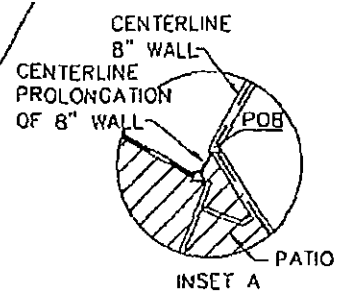
- LEGEND:
- 1/2" IRON ROD FOUND
  - ⊙ PK NAIL FOUND
  - △ CALCULATED POINT
  - ( ) INDICATES RECORD DATA
  - PRCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - OPRCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  -  SUBJECT TRACT
  -  CENTERLINE OF WALL

SCALE:  
1"=50'

SANTIAGO DEL VALLE GRANT

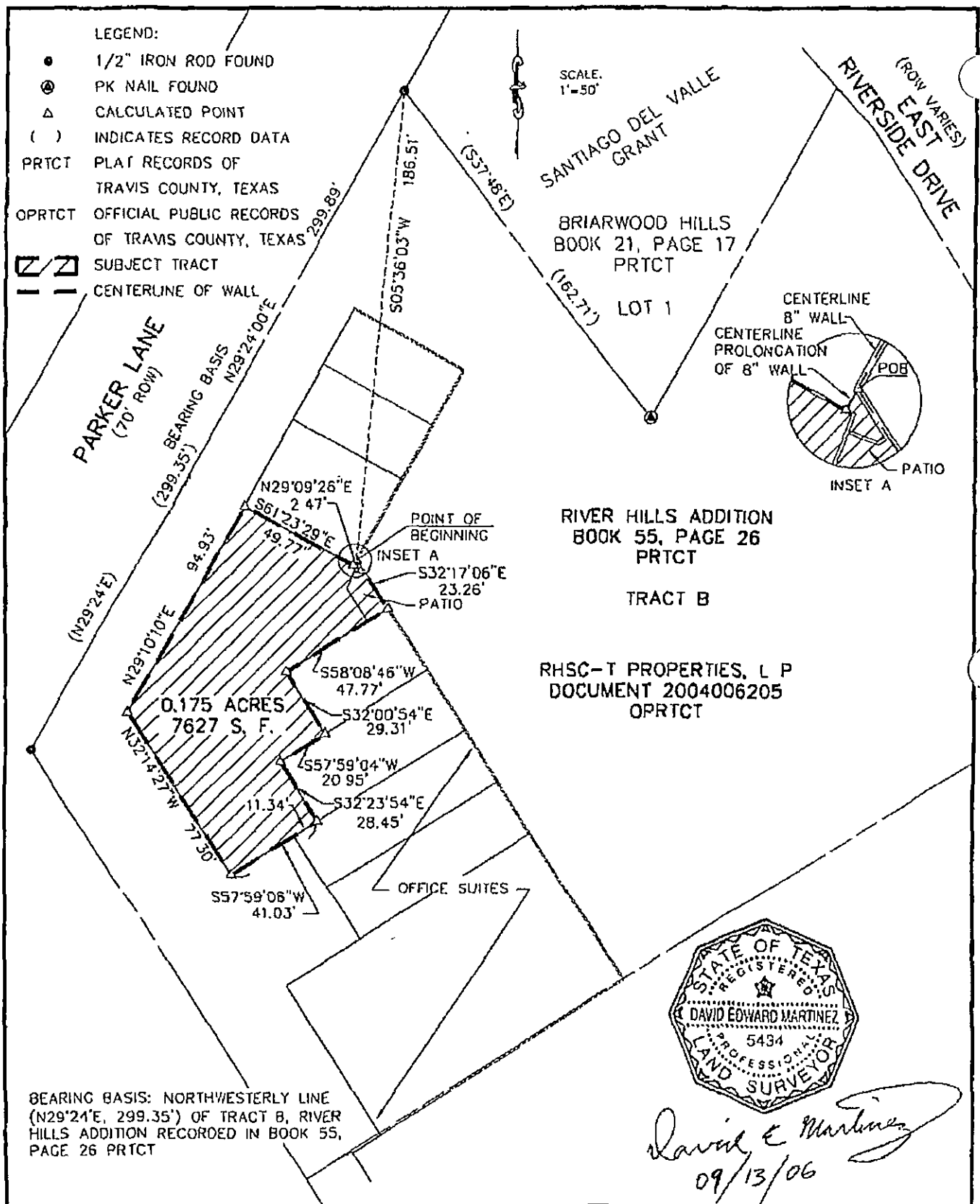
RIVERSIDE DRIVE (ROW VARIES)

BRIARWOOD HILLS  
BOOK 21, PAGE 17  
PRCT  
LOT 1

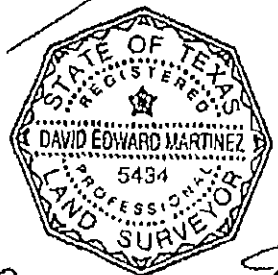


RIVER HILLS ADDITION  
BOOK 55, PAGE 26  
PRCT  
TRACT B

RHSC-T PROPERTIES, L P  
DOCUMENT 2004006205  
OPRCT



BEARING BASIS: NORTHWESTERLY LINE  
(N29°24'E, 299.35') OF TRACT B, RIVER  
HILLS ADDITION RECORDED IN BOOK 55,  
PAGE 26 PRCT



*David E Martinez*  
09/13/06

**MARTINEZ  
WRIGHT &  
MENDEZ**  
Civil Engineering, Land Surveying, Architecture

CHEVY CHASE ONE  
7705 Chevy Chase Drive  
Suite 100, Austin, Texas 78752  
(512) 452-1111 / (512) 452-1124

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 13-SEP-04  
JOB#: 02 020112  
FILE: 0115\_A-049

**3**  
3 OF 3

## Field Notes

BEING 0.045 OF ONE ACRE (1977 S. F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT B, RIVER HILLS ADDITION RECORDED IN BOOK 55, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO RHSC-T PROPERTIES, L P BY ASSUMPTION SPECIAL WARRANTY DEED EXECUTED ON DECEMBER 18, 2003, FILED FOR RECORD ON JANUARY 12, 2004, RECORDED IN DOCUMENT 2004006205 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME ALSO BEING THE SUITE CURRENTLY LOCATED AT 1905 EAST RIVERSIDE DRIVE, SAID 0.045 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point at the intersection of the approximate centerline of an existing easterly exterior 8 inch wall, with the approximate centerline of an existing northeasterly interior wall, same being South 00°01'09" West, a distance of 153.09 feet, from a 1/2 inch iron rod found in the southeast right-of-way line of Parker Lane (70' ROW), at a northwesterly corner of said Tract B and the most westerly corner of Lot 1, Briarwood Hills recorded in Book 21, Page 17 of the Plat Records of Travis County, Texas, for the Point of Beginning and the most easterly corner of the herein described tract of land;

1) THENCE, South 29°09'26" West, with the approximate centerline of the existing easterly exterior 8 inch wall, leaving the approximate centerline of an existing northeasterly interior wall, at a distance of 37.26 feet passing an easterly corner in the approximate centerline of the existing easterly exterior 8 inch wall, leaving the approximate centerline of the existing easterly exterior 8 inch wall and continuing with the prolongation of the approximate centerline of an existing easterly exterior 8 inch wall, in all a distance of 39.73 feet, to a calculated point at the approximate centerline of an existing southwesterly interior wall, for the most southerly corner of the herein described tract of land;

2) THENCE, North 61°23'29" West, a distance of 49.77 feet, with the approximate centerline of an existing southwesterly interior wall, leaving the prolongation of the approximate centerline an existing easterly exterior 8 inch wall, to a calculated point at the approximate centerline of an existing northwesterly exterior wall, for the most westerly corner of the herein described tract of land;

3) THENCE, North 29°10'10" East, a distance of 39.73 feet, with the approximate centerline of an existing northwesterly exterior wall, leaving the approximate centerline of an existing southwesterly interior wall, to a calculated point at the approximate centerline of an existing northeasterly interior wall, for the most northerly corner of the herein described tract of land;

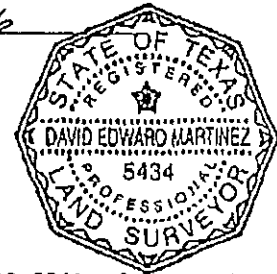
4) THENCE, South 61°23'28" East, a distance of 49.76 feet, with the approximate centerline of an existing northeasterly interior wall, leaving the approximate centerline of an existing northwesterly exterior wall, to the Point of Beginning and containing an area of 0.045 of one Acre (1977 s. f.) of land, more or less.

*David E. Martinez*  
 David Edward Martinez  
 Registered Professional Land Surveyor 5434

Date

09/13/06

Martinez, Wright & Mendez, Inc.  
 Chevy Chase One  
 7700 Chevy Chase Drive, Suite 100  
 Austin, Texas 78752  
 (512) 453-0767



Bearing Basis:

Northwesterly Line (North 29°24' East, 299.35') of Tract B, River Hills Addition recorded in Book 55, Page 26 of the Plat Records of Travis County, Texas

TCAD No.:

0304070206

CITY GRID No.:

J20, K20

