

**ORDINANCE NO. 20070201-018**

**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 ½, 2510 ½ Willow Hill Drive and 2018 ½ 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

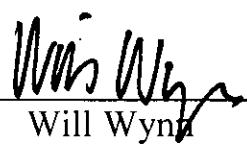
Tract 45A (1805-1909 E. Riverside Drive)	Mixed Use Building or Neighborhood Urban Center	No designation
Tract 45B (1905 E. Riverside Drive)	Mixed Use Building or Neighborhood Urban Center	No designation
Tract 47 (1005 and 1007 Summit Street)	Mixed Use Building or Neighborhood Urban Center	No designation
Tract 21B (2510, 2510 ½ 2512, 2520, 2520 ½ Elmont Drive)	No designation	Mixed Use Building or Neighborhood Urban Center
Tract 35A (2429-2515 ½ E. Riverside Drive)	No designation	Mixed Use Building or Neighborhood Urban Center
Tract 38 (2237 E. Riverside Drive)	No designation	Mixed Use Building or Neighborhood Urban Center
Tract 42 (2021 and 2023 E. Riverside Drive)	No designation	Mixed Use Building or Neighborhood Urban Center
Tract 222 (4600 and 4604 Ben White Boulevard East)	No designation	Civic Land Use

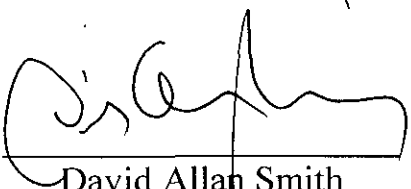
**PART 3.** This ordinance takes effect on February 12, 2007.

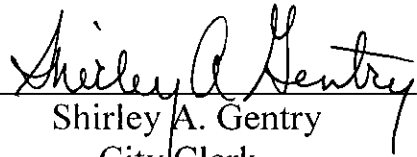
**PASSED AND APPROVED**

February 1, 2007

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Will Wynn  
Mayor

**APPROVED:**   
David Allan Smith  
City Attorney

**ATTEST:**   
Shirley A. Gentry  
City Clerk

# **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

0 500 1,000 2,000 3,000 4,000 5,000 Feet

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 map of the City of Austin. It is not intended to be used for legal purposes. No warranty is made regarding its accuracy or completeness.

September 14, 2006  
 Modified January 22, 2007



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

Conduct a focused corridor study for East Riverside Drive. Refer to Objective 2 of the Plan for recommendations.

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

Maintain a "third edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses along the I-35 corridor.

Preserve commercial uses along both sides of Oltorf Street.

Property is owned by Austin Community Development Corporation, 1000 East Riverside Drive, Austin, Texas 78704. Neighborhood Plan.

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

Maintain industrial campus type development.

Maintain a "third 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.