

**ORDINANCE NO. 20070201-051**

**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 ESTABLISH LAND USE DESIGNATIONS ON THE FUTURE LAND USE MAP FOR CERTAIN PROPERTIES.**

**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 establish land use designations on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in Case NPA-05-0021 at the Neighborhood Planning and Zoning Department, for properties within the following address ranges:

<u>Addresses</u>	<u>Land Use Designation</u>
Tract 203 (2600 and 2600 ½ S. Pleasant Valley Road)	Single Family
Tract 37 (2109-2237 E. Riverside Drive and 1700-1702 Willow Creek Drive)	Mixed Use
Tract 39 (1701-1713 Burton Drive)	Mixed Use/Office
Tract 43A (2001 E. Riverside Drive)	Mixed Use
Tract 43B (2019, 2021 and 2023 E. Riverside Drive)	Mixed Use
Tract 45A (1805-1909 E. Riverside Drive)	Mixed Use
Tract 46 (1605 E. Riverside Drive)	Commercial
Tract 47 (1005 and 1007 Summit Street)	Mixed Use/Office

Tract 49 (1301 S. IH-35 Service Road NB)

Mixed Use

Tract 50 (1301 S. IH-35 Service Road NB)


Office

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

**PASSED AND APPROVED**

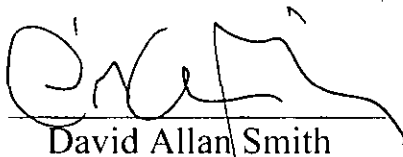
February 1, 2007

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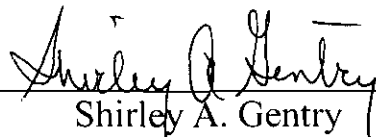
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

# EXHIBIT A

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

### Legend

64021

**Withdrawn—Possible Future Core Transit Corridor**

### Withdrawal for Future Consideration

**ural Re**

single-family

### Higher-Density Single Family

subfamily

## Commercial

### Fixed Use

force

Fixed Use/Office

Industry

ivivc

## Open Space

### Transportation

**ilities****Filter**

99 Excluded from NP

Mixed Use Building and/or

Neighborhood Urban Center

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Zoning Department for the y

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ber 14, 2006

February 3, 2007

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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 students.**

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-405 corridor.

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

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

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

- Property is owned by Austin Community College and is excluded from the East Riverside/Oltorf Combined Neighborhood Plan.

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



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 February 5, 2007