

AUSTIN CITY COUNCIL

AGENDA



Thursday, March 01, 2007

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

ITEM No 53

Subject NP-05-0021 (Part) - East Riverside/Oltorf Combined Neighborhood Plan (Tracts 45 and 45B) - Approve third reading of an ordinance amending Ordinance 20061116-055, adopting the East Riverside/Oltorf Combined Neighborhood Plan, to establish a land use designation of Mixed Use on the future land use map for the following tracts 1801-1919 E Riverside Drive (Tract 45) and 1905 E Riverside Drive (Tract 45B) The combined planning area is bounded by IH-35 on the west, Town Lake and the Colorado River on the north, Grove Boulevard and Montopolis Drive on the east and State Highway 71 (Ben White Boulevard East) on the south First and second readings approved on November 16, 2006 Vote 6-0-1 (Kim-abstained) Applicant and Agent City of Austin, Neighborhood Planning and Zoning Department City Staff Melissa Laursen 974-7226

Additional Backup Material

(click to open)

- ☐ Ordinance
- ☐ Chart
- ☐ Future Land Use Map

For More Information

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 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>
<u>Tract 45</u> 1801 – 1919 Riverside Drive (East)	Mixed Use
<u>Tract 45B</u> 1905 Riverside Drive (East)	Mixed Use

PART 3. This ordinance takes effect on _____, 2007

PASSED AND APPROVED

_____, 2007 §
 §
 § _____
 Will Wynn
 Mayor

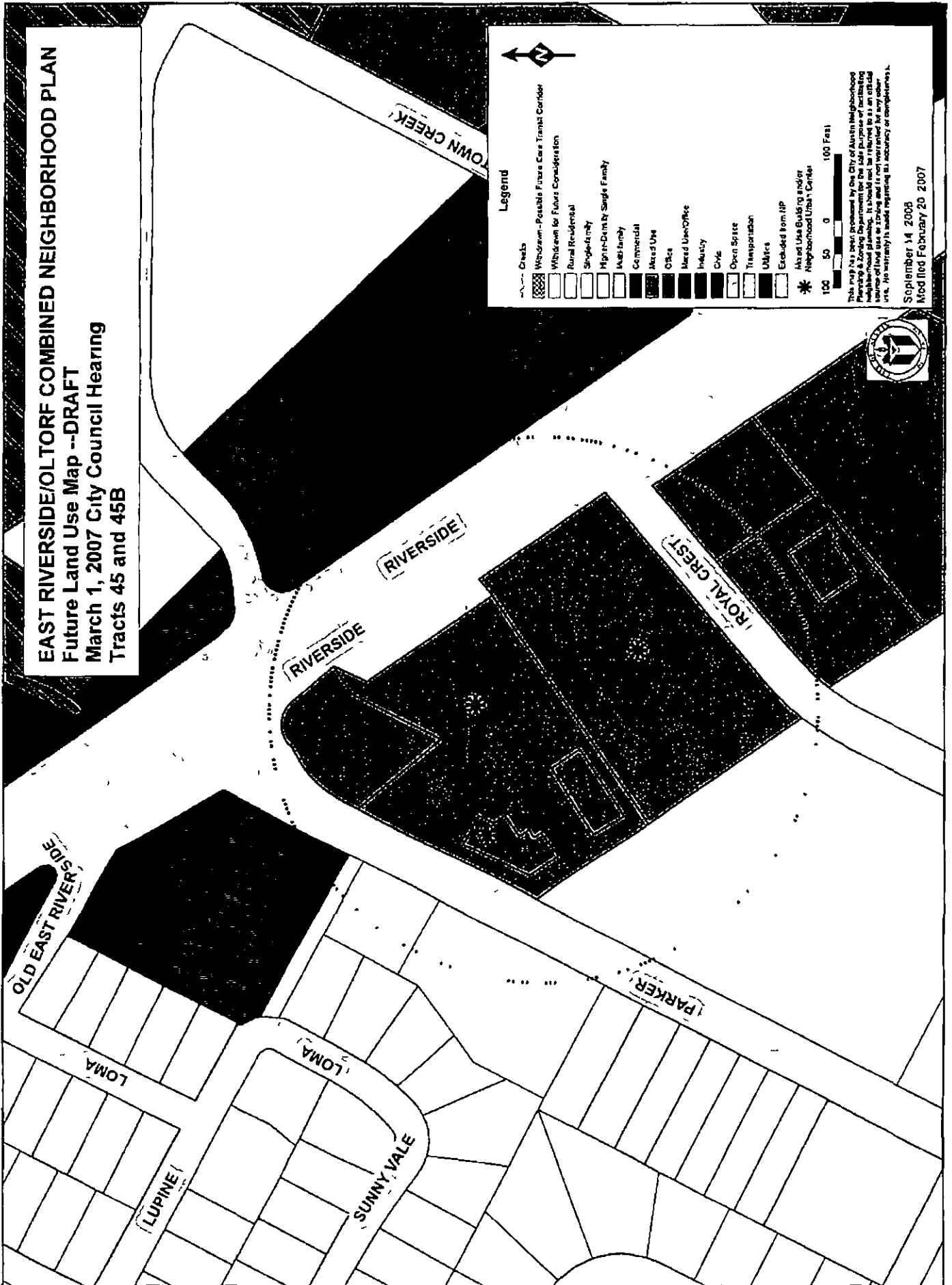
APPROVED: _____
 David Allan Smith
 City Attorney

ATTEST: _____
 Shirley A Gentry
 City Clerk

Motion Sheet for East Riverside/Olort Neighborhood Plan Combining Districts
Contested Zoning and Land UseTracts
(Agenda Items _____)
March 1, 2007

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06) 2nd Reading (11-16-06)	Planning Commission Recommendation (5-13-06 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
Contested Zoning and Land UseTracts								
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.	Agent: 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 FLUM referencing special use options) LR NP GR CO NP GR NP CS NP CS 1 NP w/ MUB & NUC	3rd Reading = 4 votes
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 Now field notes provided after 2nd Reading to correct SF from 1 987 to 1 977	Mixed Use CS 1 NP w/ MUB and NUC	Mixed Use CS 1 NP w/ MUB and NUC Proposal a... submitted by property owner consolidates CS 1 footprint and ultimate reduction of CS 1 on Tract 45	Agent: Andrew Martin Property owner supports CS 1 NP w/ MUB & NUC	Mixed Use Discussed as part of Tract 45	Commercial (with a notation on the FLUM referencing special use options) LR w/ MUB and NUC	3rd Reading = 4 votes

EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN
Future Land Use Map --DRAFT
March 1, 2007 City Council Hearing
Tracts 45 and 45B



Legend

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

100 50 0 100 Feet

This map has been prepared by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating public review and comment. It is not intended to be used as a source of land use or zoning and is not intended for any other use. No warranty is made regarding its accuracy or completeness.

September 14, 2008
 Mod 1102 February 20, 2007



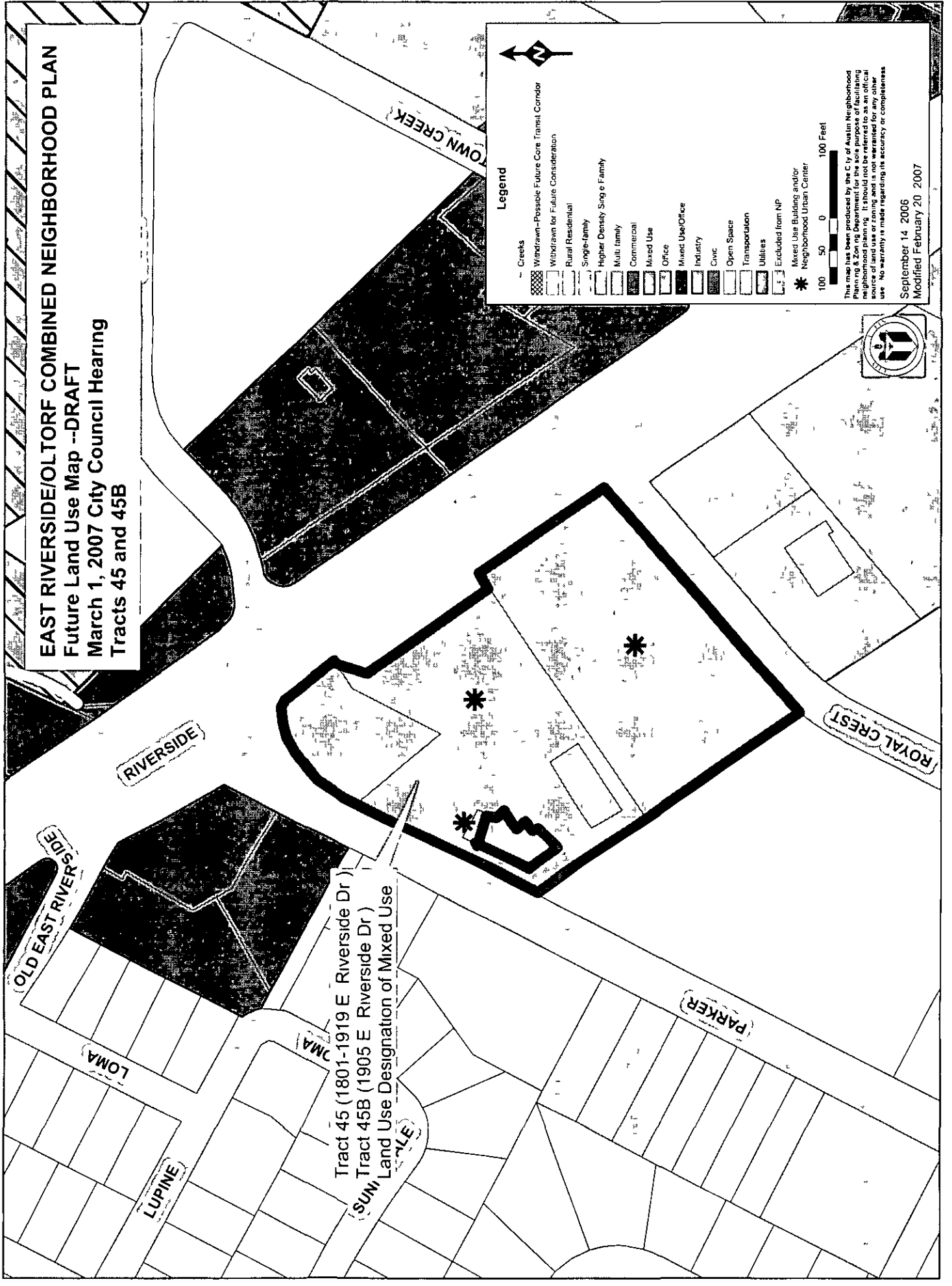
EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN
Future Land Use Map --DRAFT
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Tracts 45 and 45B

Legend

- Creeks
 - Withdrawn-Possible Future Core Transit Corridor
 - Withdrawn for Future Consideration
 - Rural Residential
 - Single-family
 - Higher Density Single Family
 - Multi-family
 - Commercial
 - Mixed Use
 - Office
 - Mixed Use/Office
 - Industry
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 - Open Space
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 - Mixed Use Building and/or Neighborhood Urban Center
- 100 50 0 100 Feet

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September 14, 2006
 Modified February 20, 2007



Tract 45 (1801-1919 E Riverside Dr)
 Tract 45B (1905 E Riverside Dr)
 Land Use Designation of Mixed Use