



Thursday, March 01, 2007

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**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 57**

**Subject:** C14-05-0112 - Riverside Neighborhood Plan Combining District - 1818 S Lakeshore Blvd - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1818 S Lakeshore Blvd. (Town Lake Watershed) from multi-family residence-medium density (MF-3) district zoning to multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning. 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 Staff Recommendation To grant multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning. Planning Commission Recommendation To grant multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning Applicant and Agent: Neighborhood Planning and Zoning Department City Staff Robert Heil, 974-2330

**Additional Backup  
Material**

(click to open)

- ☐ Ordinance
- ☐ Staff Report

**For More Information:**

**ORDINANCE NO. 2007**

**AN ORDINANCE AMENDING ORDINANCE NO. 20061116-057 AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO TRACT 45 AND TRACT 45B COMPRISED OF APPROXIMATELY 5.20 ACRES LOCATED IN THE RIVERSIDE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THE TRACTS.**

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

**PART 1.** Ordinance No. 20061116-057 is amended to include the property identified in this Part in the Riverside neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning districts and to change the base zoning district on two tracts of land described in File C14-05-0112 (Part), as follows:

Tract 45	1801-1919 East Riverside Drive; and
Tract 45B	1905 East Riverside Drive;

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

generally known as the Riverside neighborhood plan combining district, locally known as the area bounded by Town Lake on the north, Pleasant Valley Road on the east, Oltorf Street on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

**PART 2.** The base zoning districts for the two tracts of land are changed from 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 community commercial-neighborhood plan (GR-NP) combining district, and general commercial services-neighborhood plan (CS-NP) combining district, as more particularly described and identified in the chart below:

TRACT NUMBER	ADDRESS	FROM	TO
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
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 ("C"))	LR	CS-NP

**PART 3.** Except as specifically provided in Parts 4 through 7 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:

45 and 45B

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

3  
4 45 and 45B  
5

6 **PART 8.** This ordinance takes effect on \_\_\_\_\_, 2007.  
7

8  
9 **PASSED AND APPROVED**

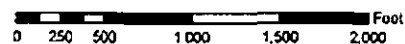
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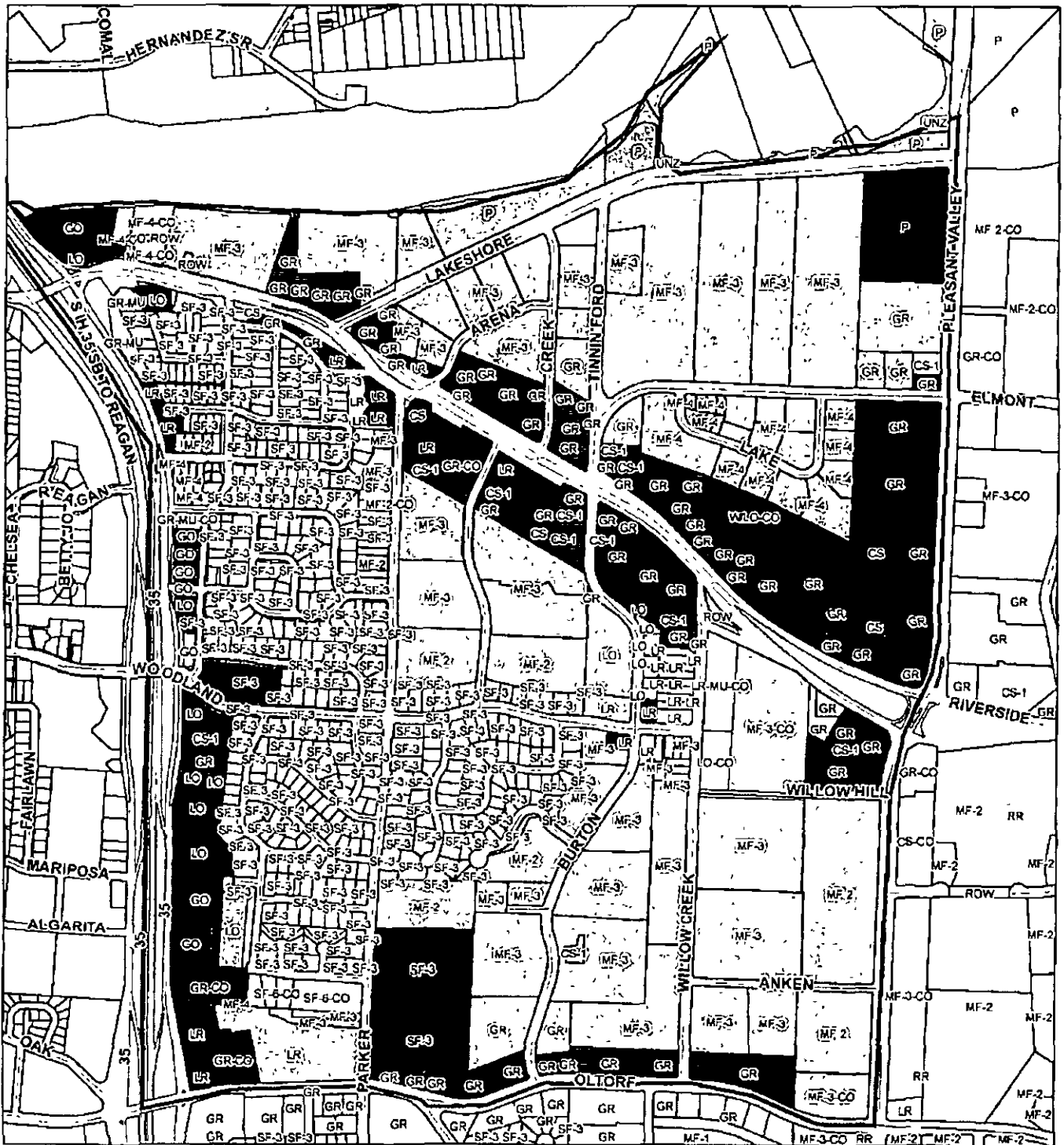
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\_\_\_\_\_  
14 Will Wynn  
15 Mayor  
16

17  
18 **APPROVED:** \_\_\_\_\_  
19 David Allan Smith  
20 City Attorney

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

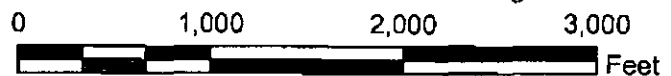
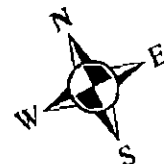


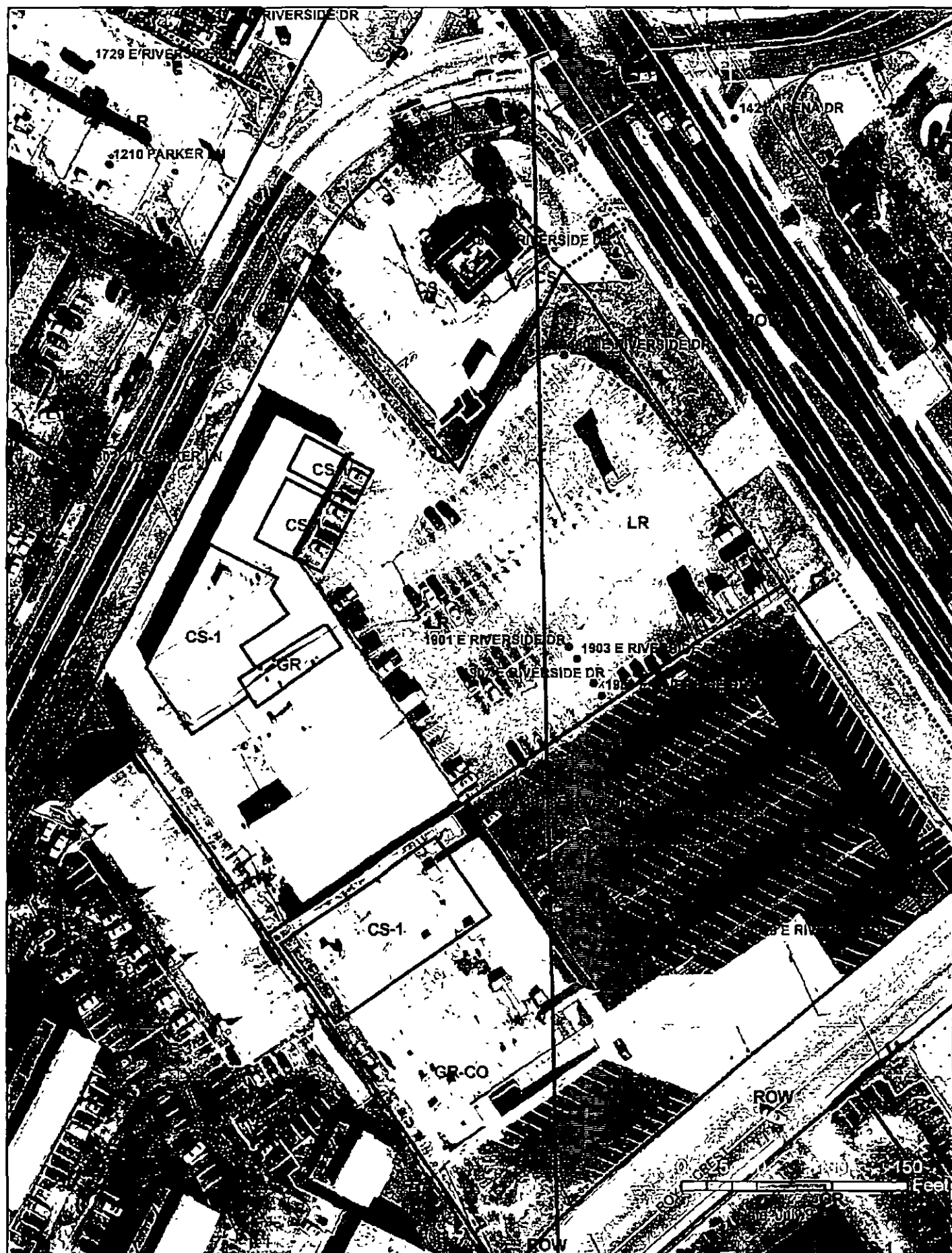


# Riverside Neighborhood Plan Combining District Current Land Use and Zoning Zoning Case #C14-05-0112



City of Austin  
Neighborhood Planning and Zoning Department  
Updated October 2, 2006





## FIRST READINGS SUMMARY SHEET

**ZONING CASE NUMBER:** NPA-05-0021 (PORTION)- East Riverside/Oltorf Combined Neighborhood Plan - 1818 S. Lakeshore Blvd

**REQUEST:** Conduct a public hearing and approve 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 1818 S. Lakeshore Blvd. 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. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department, City Staff: Melissa Laursen 974-7226

**APPLICANT/AGENT:** City of Austin, Neighborhood Planning and Zoning

**DATE OF FIRST READING:**

**PLANNING COMMISSION ACTION:** February 13, 2007: Approved staff's recommendation of Mixed Use (9-0).

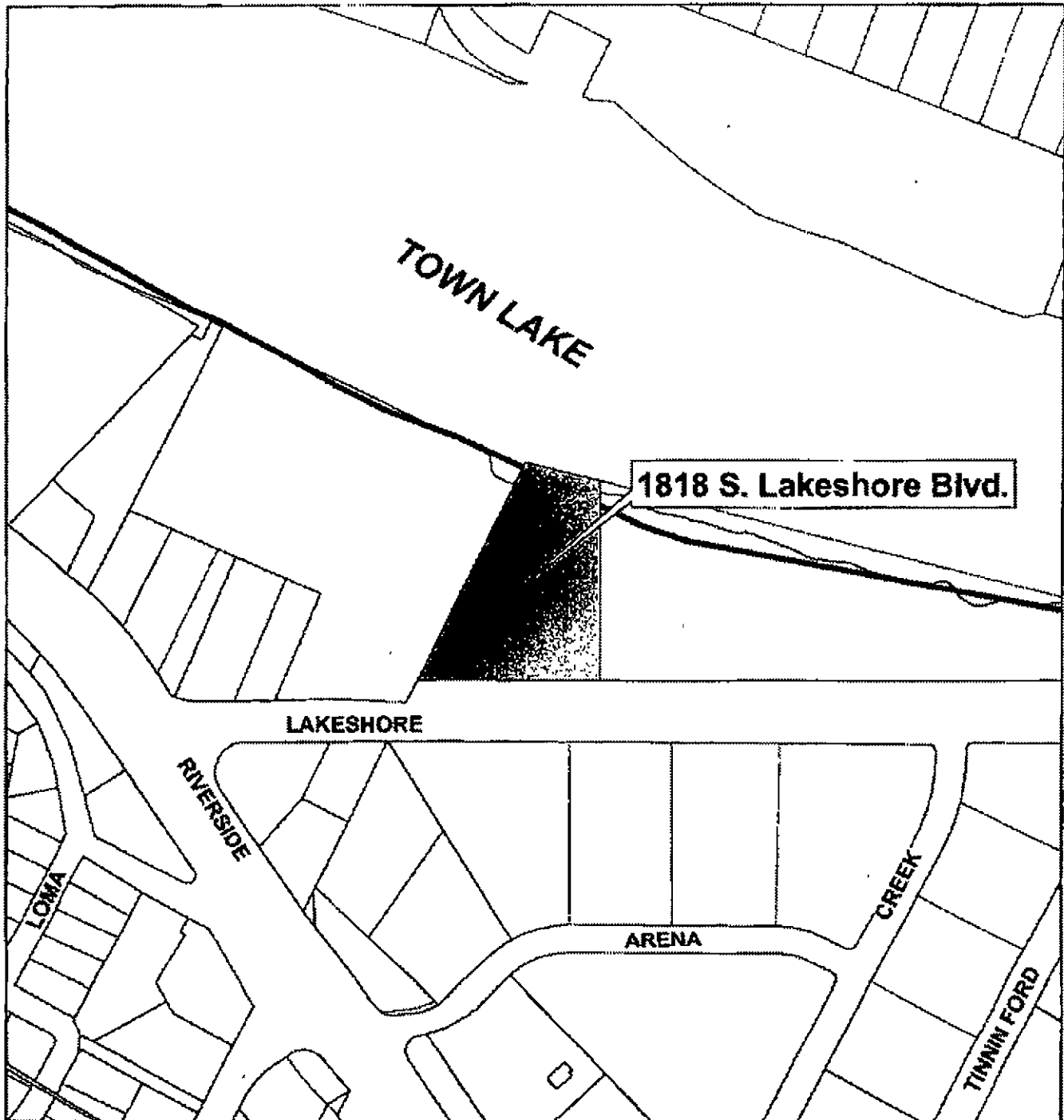
**ISSUES:**  
Related to case C14-05-0112

**CITY COUNCIL ACTION:**

**ORDINANCE NUMBER:**

**ASSIGNED STAFF:** City Staff: Melissa Laursen 974-7226 Meslissa.Laursen@ci.austin.tx.us





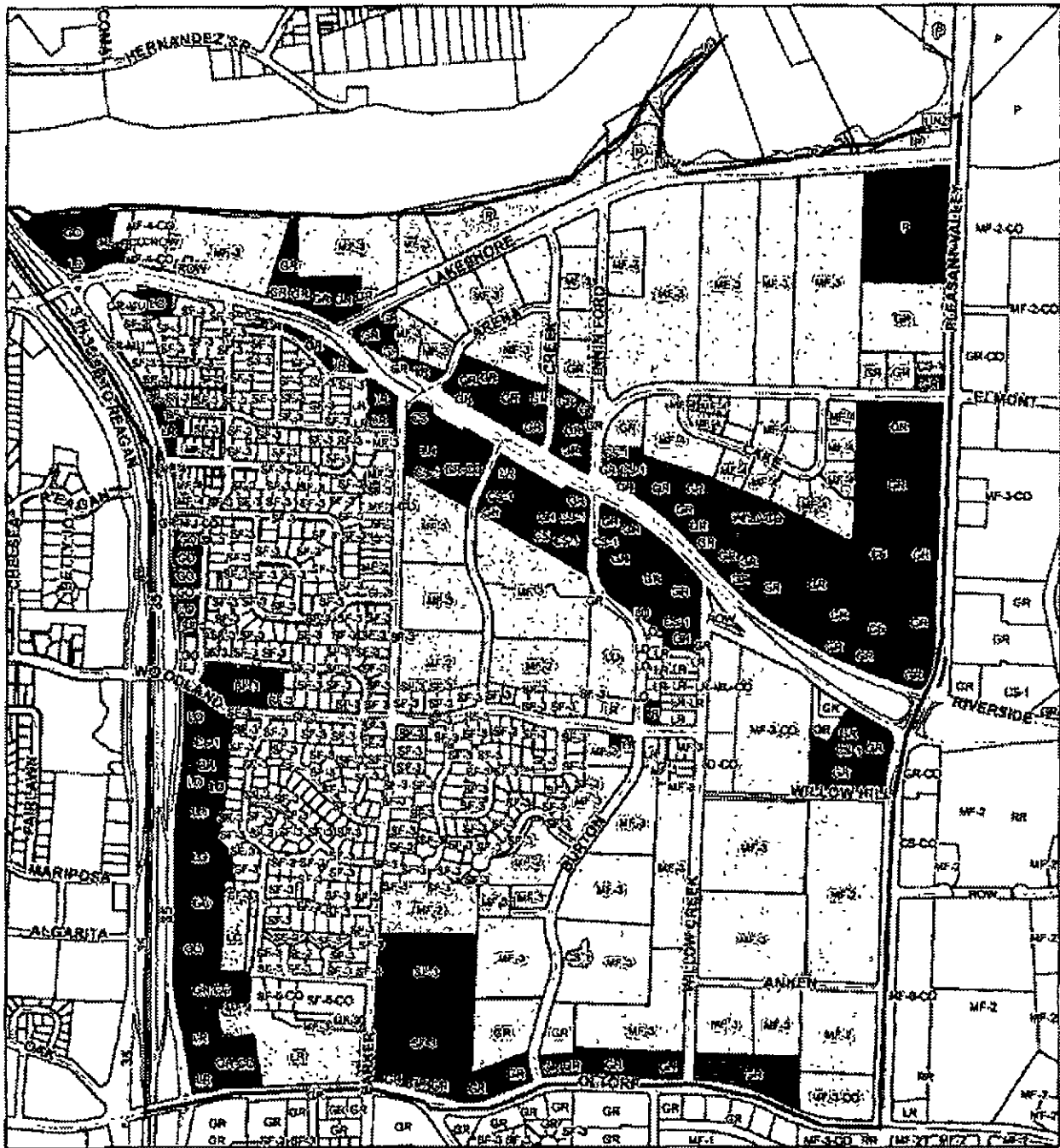
**A Portion of Riverside  
Neighborhood Plan Combining District  
C14-05-0112  
1818 S. Lakeshore Blvd.**



City of Austin  
Neighborhood Planning and Zoning Department  
December 28, 2008

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**Riverside Neighborhood Plan Combining District**  
**Current Land Use and Zoning**  
**Zoning Case #C14-05-0112**



City of Austin  
 Neighborhood Planning and Zoning Department  
 Updated October 7, 2008



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