

Motion Sheet for East Riverside/Oltorf Neighborhood Plan Combining Districts:  
Contested Zoning Tracts  
(Agenda Items 49-51)  
February 1, 2007

49-51

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 (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
<b>Contested Zoning Only: Parker Lane NPA (1)</b>								
<b>222</b> 4600 4604 E Ben White Blvd	<i>Civic</i>  SF-2 (St Peter the Apostle Catholic Church)	<i>Civic</i>  GO-CO-NP (building setback of 50 feet from creek centerline)	LO-CO NP (building setback of 50 feet from creek centerline)	LO-CO NP (building setback of 50 feet from creek centerline)  Staff feels that the existing single family zoning is inappropriate along a major arterial	Property owner supports GO NP	Support split between GO- NP and LO-NP	SF-2-CO-NP (150' setback from creek & seeps)	2nd Reading = 4 votes  2nd & 3rd Readings = 5 votes

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<b>Contested Zoning and FLUM: Parker Lane NPA (1)</b>								
203 2600, 2600 1/2 S Pleasant Valley Rd	Undeveloped  LR (undeveloped)	Single Family  SF 3-NP	Mixed Use  LR-MU-CO-NP (prohibit multifamily residential)	Single Family  SF 3-NP  1) This is a downzoning from LR and there is enough land outside of the floodplain to construct a single-family residence if desired SF-3 is compatible with the SF-3 zoning to the south 2) NPZD has a policy not to rezone floodplains to RR (this causes problems when floodplains change) 3) City's Land Development Code already has restrictions to prevent/limit construction within the floodplain	Unknown	Single Family  SF 3 NP	Commercial  LR-NP	3rd Reading = 4 votes

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<b>Contested Zoning and FLUM: Riverside NPA (11)</b>								
<b>37</b> 2109-2237 E Riverside Dr (Burton Terrace Sec 1 A Amended, lots 4 and 5, and Riverside Drive Plaza Joint Venture, lots 8-9 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)	<i>Commercial</i>  LO, GR, CS, CS 1 (restaurant pawn shop car wash and other various retail)	<i>Mixed Use</i>  GR NP w/ MUB and NUC	<i>Mixed Use</i>  GR NP w/ MUB and NUC	<i>Mixed Use</i>  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	Unknown	<i>Mixed Use</i>  GR-MU-CO NP w/ MUB and NUC (prohibit multifamily residential uses)	<i>Office &amp; Commercial</i>  LO-NP, GR-NP CS-NP CS-1-NP with MUB and NUC	3rd Reading = 4 votes
<b>39</b> 1701 1703, 1705 1707, 1709 1711, 1713 Burton Dr	<i>Single Family</i>  LO (duplexes)	<i>Mixed Use/Office</i>  LO MU CO NP (prohibit multifamily residential)	<i>Mixed Use/Office</i>  LO-MU-NP	<i>Mixed Use/Office</i>  LO MU-NP  Staff recommendation to add the MU will bring the property into conformance (existing duplexes with office zoning)	Unknown	<i>Mixed Use/Office</i>  LO MU NP	<i>Office</i>  LO MU-CO NP (prohibit multifamily residential)	3rd Reading = 4 votes
<b>43A</b> 2001 E Riverside Drive	<i>Commercial</i>  LR (gas station)	<i>Mixed Use</i>  CS NP w/MUB and NUC	<i>Mixed Use</i>  LR-NP w/ MUB and NUC	<i>Mixed Use</i>  LR-NP w/ MUB and NUC	Agents Nikelle Meade and Andrew Martin  <i>Mixed Use</i>  CS NP w/MUB and NUC	<i>Mixed Use</i>  GR-NP w/ MUB and NUC	<i>Commercial</i> (with a notation on the FLUM referencing special use options)  LR-NP w/ MUB & NUC	3rd Reading = 4 votes

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43B (originally part of Tract 43, tract was split after 11-16-06 hearing) 2019, 2021, 2023 E Riverside Drive  **Need to discuss conditions**	Commercial  GR	Mixed Use  CS-MU CO NP  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	Mixed Use  CS-MU CO-NP  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	Mixed Use  GR NP w/ MUB and NUC  Lefingwell Dunbarley 6-0	Unknown	FLUM  Mixed Use  GR NP w/ MUB and NUC	Commercial (with a notation on the FLUM referencing special use options)  GR-NP w/ MUB and NUC	3rd Reading = 4 votes

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<b>45</b> 1801 1919 E Riverside Dr (Lot B River Hills Addition) except for the portion described in Tract 45A & Tract 45B	<i>Commercial</i> LR GR, GR-CO, CS, CS-1 (retail uses)	<i>Mixed Use</i> GR NP w/MUB and NUC	<i>Mixed Use</i> GR NP w/MUB and NUC	<i>Mixed Use</i> 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	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Commercial</i> (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
<b>45A</b> 1805 1909 E Riverside (a 7,627 SF tract of land out of the Santiago Del Valle Grant, same being a portion of Tract B River Hills Addition)	<i>Commercial</i> CS 1 (Club Latino)	<i>Mixed Use</i> CS-1 NP w/ MUB and NUC  10-19-06, 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	<i>Mixed Use</i> CS-1 NP w/ MUB and NUC	<i>Mixed Use</i> 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	<i>Mixed Use</i> GR NP w/ MUB and NUC	<i>Commercial</i> (with a notation on the FLUM 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

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<b>45B</b> 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)	<i>Commercial</i>  LR (retail use)	<i>Mixed Use</i>  CS NP w/MUB and NUC  <b>New field notes provided after 2nd Reading to correct SF from 1,987 to 1,977</b>	<i>Mixed Use</i>  CS-1-NP w/ MUB and NUC	<i>Mixed Use</i>  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	Agents Alison Gardner and Andrew Martin  Property owner supports CS-1-NP w/ MUB & NUC	<i>Mixed Use</i>  Discussed as part of Tract 45	<i>Commercial</i> (with a notation on the FLUM referencing special use options)  LR w/ MUB and NUC	3rd Reading = 4 votes
<b>46</b> 1605 E Riverside Drive	<i>Commercial</i>  CS (The Bazaar)	<i>Commercial</i>  GR-NP	<i>Mixed Use</i>  GR-MU-CO NP (prohibit multifamily)	<i>Commercial</i>  GR NP  Staff recommendation accommodates current use and is consistent with the zoning pattern along Riverside Drive which is existing and proposed GR	Unknown	<i>Commercial</i>  No clear majority LO NP and GR NP were discussed	<i>Commercial</i>  GR-NP	3rd Reading = 4 votes

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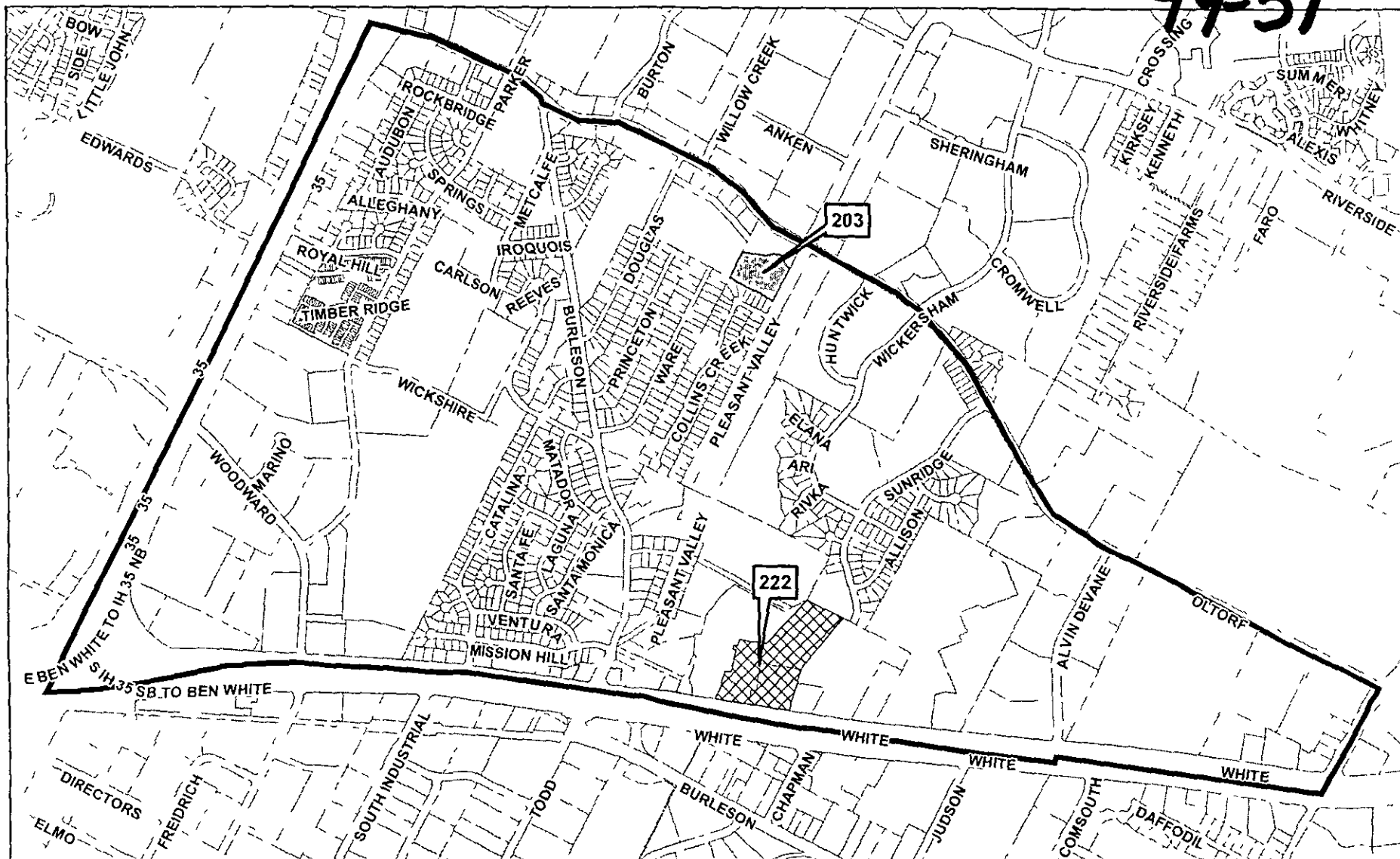
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47 1005 (Lot 3 Less N24ft Av Thomas & Burch Subdivision) 1007 Summit St	Single Family  SF-3 (SF home)	Mixed Use/Office  LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	Mixed Use/Office  LO-MU CO NP w/ MUB (prohibit multifamily residential)	Mixed Use/Office  LO-MU-CO-NP w/ MUB (prohibit multifamily residential)  Non-residential zoning or a more intensive residential zoning such as multifamily is appropriate along major arterial roadways such as E Riverside Drive This lot could possibly be combined with the adjacent lot and the proposed rezoning would be compatible with the rest of the "island" which is zoned commercial with existing commercial uses	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 I 35 Svc Road NB (Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellevue 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

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50 1301 S IH-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)	Office  SF 3 (parking lot for office building)	Office  LO-CO NP (limit height to 12 ft and prohibit access to Lupine)	Office  LO CO NP (limit height to 12 ft and prohibit access to Lupine)	Office  LO-CO NP (limit 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	Single Family  SF 3 NP	Single Family  SF-3-NP	3rd Reading = 4 votes  Petition submitted by neighborhood is NOT VALID



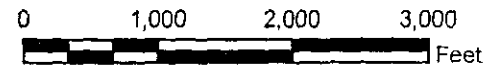
49-51



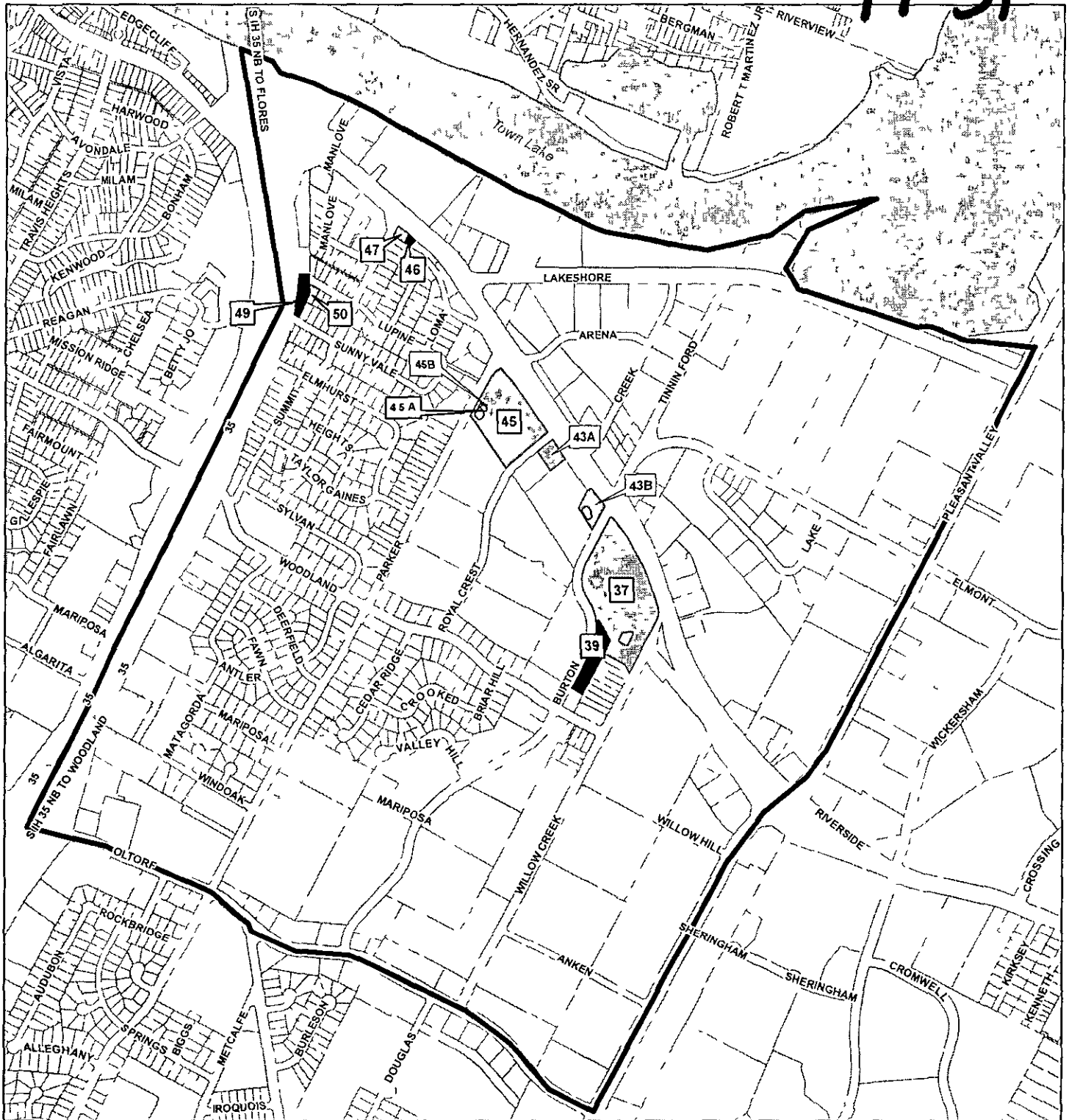
Parker Lane Neighborhood Plan Combining District  
 Tract Map for Rezoning--February 1, 2007  
 Zoning Case #C-14-05-0111  
 Exhibit \_\_\_\_\_



City of Austin  
 Neighborhood Planning and Zoning Department  
 Updated December 21, 2006



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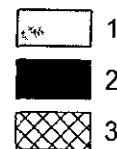


**Riverside Neighborhood Plan Combining District  
Tract Map for Rezoning--February 1, 2007  
Zoning Case #C-14-05-0112 (PART)  
Exhibit \_\_\_\_\_**



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

**Tracts for Rezoning**



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