

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
Contested Zoning Only: Parker Lane NPA (1)								
<p style="text-align: center;">222 4600 4604 E Ben White Blvd</p>	<p style="text-align: center;"><i>Civic</i> SF-2 (St Peter the Apostle Catholic Church)</p>	<p style="text-align: center;"><i>Civic</i> GO-CO-NP (building setback of 50 feet from creek centerline)</p>	<p style="text-align: center;">LO-CO NP (building setback of 50 feet from creek centerline)</p>	<p style="text-align: center;">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</p>	<p style="text-align: center;">Property owner supports GO NP</p>	<p style="text-align: center;">Support split between GO- NP and LO-NP</p>	<p style="text-align: center;">SF-2-CO-NP (150' setback from creek & seeps)</p>	<p style="text-align: center;">2nd Reading = 4 votes 2nd & 3rd Readings = 5 votes</p>

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Contested Zoning and FLUM: Parker Lane NPA (1)								
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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Contested Zoning and FLUM: Riverside NPA (11)								
<p>37 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)</p>	<p><i>Commercial</i> LO, GR, CS, CS 1 (restaurant pawn shop car wash and other various retail)</p>	<p><i>Mixed Use</i> GR NP w/ MUB and NUC</p>	<p><i>Mixed Use</i> GR NP w/ MUB and NUC</p>	<p><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</p>	<p>Unknown</p>	<p><i>Mixed Use</i> GR-MU-CO NP w/ MUB and NUC (prohibit multifamily residential uses)</p>	<p><i>Office & Commercial</i> LO-NP, GR-NP CS-NP CS-1-NP with MUB and NUC</p>	<p>3rd Reading = 4 votes</p>
<p>39 1701 1703, 1705 1707, 1709 1711, 1713 Burton Dr</p>	<p><i>Single Family</i> LO (duplexes)</p>	<p><i>Mixed Use/Office</i> LO MU CO NP (prohibit multifamily residential)</p>	<p><i>Mixed Use/Office</i> LO-MU-NP</p>	<p><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)</p>	<p>Unknown</p>	<p><i>Mixed Use/Office</i> LO MU NP</p>	<p><i>Office</i> LO MU-CO NP (prohibit multifamily residential)</p>	<p>3rd Reading = 4 votes</p>
<p>43A 2001 E Riverside Drive</p>	<p><i>Commercial</i> LR (gas station)</p>	<p><i>Mixed Use</i> CS NP w/MUB and NUC</p>	<p><i>Mixed Use</i> LR-NP w/ MUB and NUC</p>	<p><i>Mixed Use</i> LR-NP w/ MUB and NUC</p>	<p>Agents Nikelle Meade and Andrew Martin <i>Mixed Use</i> CS NP w/MUB and NUC</p>	<p><i>Mixed Use</i> GR-NP w/ MUB and NUC</p>	<p><i>Commercial</i> (with a notation on the FLUM referencing special use options) LR-NP w/ MUB & NUC</p>	<p>3rd Reading = 4 votes</p>

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<p align="center">43B (originally part of Tract 43, tract was split after 11-16-06 hearing) 2019, 2021, 2023 E Riverside Drive</p> <p align="center">**Need to discuss conditions**</p>	<p align="center"><i>Commercial</i></p> <p align="center">GR</p>	<p align="center">Mixed Use CS-MU CO NP</p> <p align="center">Conditions for the combined Tracts 41, 43, and 44 include</p> <p>1) maximum FAR of 1.81 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</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">CS-MU CO-NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include</p> <p>1) maximum FAR of 1.81 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</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">GR NP w/ MUB and NUC</p> <p align="center"><i>Leffingwell Dumbarley 6-0</i></p>	<p align="center">Unknown</p>	<p align="center"><i>FLUM</i></p> <p align="center"><i>Mixed Use</i></p> <p align="center">GR NP w/ MUB and NUC</p>	<p align="center"><i>Commercial</i> <i>(with a notation on the FLUM referencing special use options)</i></p> <p align="center">GR-NP w/ MUB and NUC</p>	<p align="center">3rd Reading = 4 votes</p>

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<p style="text-align: center;">45 1801 1919 E Riverside Dr (Lot B River Hills Addition) except for the portion described in Tract 45A & Tract 45B</p>	<p style="text-align: center;"><i>Commercial</i> LR GR, GR-CO, CS, CS-1 (retail uses)</p>	<p style="text-align: center;"><i>Mixed Use</i> GR NP w/MUB and NUC</p>	<p style="text-align: center;"><i>Mixed Use</i> GR NP w/MUB and NUC</p>	<p style="text-align: center;"><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</p>	<p>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</p>	<p style="text-align: center;"><i>Mixed Use</i> GR-NP w/ MUB and NUC</p>	<p style="text-align: center;"><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</p>	<p style="text-align: center;">3rd Reading = 4 votes</p>
<p style="text-align: center;">45A 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)</p>	<p style="text-align: center;"><i>Commercial</i> CS 1 (Club Latino)</p>	<p style="text-align: center;"><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</p>	<p style="text-align: center;"><i>Mixed Use</i> CS-1 NP w/ MUB and NUC</p>	<p style="text-align: center;"><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)</p>	<p>Agents Alison Gardner and Andrew Martin Property owner supports CS 1 NP w/ MUB and NUC</p>	<p style="text-align: center;"><i>Mixed Use</i> GR NP w/ MUB and NUC</p>	<p style="text-align: center;"><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)</p>	<p style="text-align: center;">3rd Reading = 4 votes</p>

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<p style="text-align: center;">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)</p>	<p style="text-align: center;"><i>Commercial</i> LR (retail use)</p>	<p style="text-align: center;"><i>Mixed Use</i> CS NP w/MUB and NUC New field notes provided after 2nd Reading to correct SF from 1,987 to 1,977</p>	<p style="text-align: center;"><i>Mixed Use</i> CS-1-NP w/ MUB and NUC</p>	<p style="text-align: center;"><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</p>	<p style="text-align: center;">Agents Alison Gardner and Andrew Martin Property owner supports CS-1-NP w/ MUB & NUC</p>	<p style="text-align: center;"><i>Mixed Use</i> Discussed as part of Tract 45</p>	<p style="text-align: center;"><i>Commercial</i> (with a notation on the FLUM referencing special use options) LR w/ MUB and NUC</p>	<p style="text-align: center;">3rd Reading = 4 votes</p>
<p style="text-align: center;">46 1605 E Riverside Drive</p>	<p style="text-align: center;"><i>Commercial</i> CS (The Bazaar)</p>	<p style="text-align: center;"><i>Commercial</i> GR-NP</p>	<p style="text-align: center;"><i>Mixed Use</i> GR-MU-CO NP (prohibit multifamily)</p>	<p style="text-align: center;"><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</p>	<p style="text-align: center;">Unknown</p>	<p style="text-align: center;"><i>Commercial</i> No clear majority LO NP and GR NP were discussed</p>	<p style="text-align: center;"><i>Commercial</i> GR-NP</p>	<p style="text-align: center;">3rd Reading = 4 votes</p>

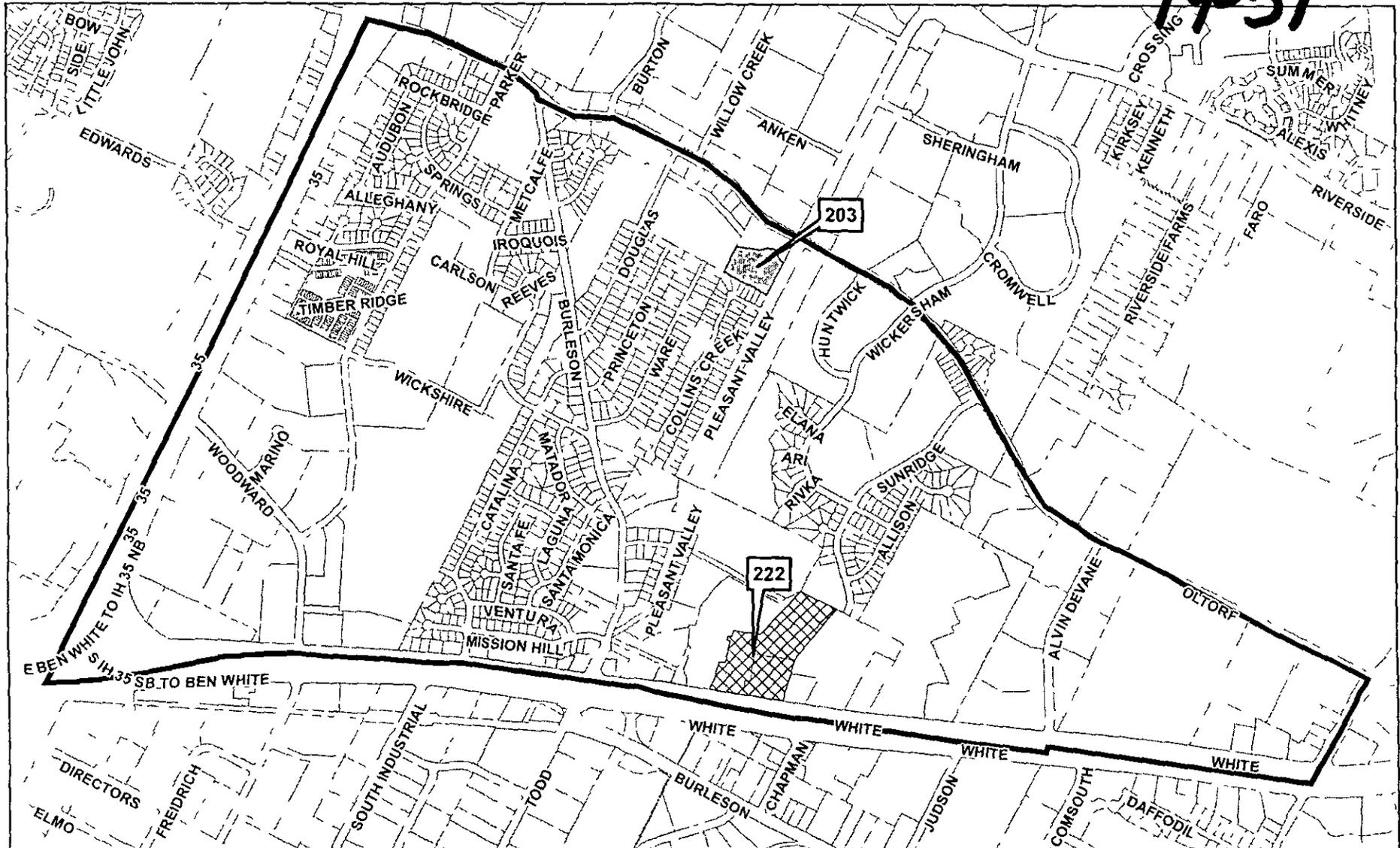
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<p align="center">47 1005 (Lot 3 Less N24ft Av Thomas & Burch Subdivision) 1007 Summit St</p>	<p align="center"><i>Single Family</i> SF-3 (SF home)</p>	<p align="center"><i>Mixed Use/Office</i> LO-MU-CO-NP w/ MUB (prohibit multifamily residential)</p>	<p align="center"><i>Mixed Use/Office</i> LO-MU CO NP w/ MUB (prohibit multifamily residential)</p>	<p align="center"><i>Mixed Use/Office</i> 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</p>	<p align="center">Property owner supports LO-MU-CO NP w/MUB (prohibit multifamily residential)</p>	<p align="center"><i>Single Family</i> SF-3-NP, neighbors are willing to work with owners to discuss different options</p>	<p align="center"><i>Single Family</i> SF-3-NP</p>	<p align="center">3rd Reading = 4 votes Petition submitted by neighborhood is NOT VALID</p>
<p align="center">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)</p>	<p align="center"><i>Office</i> LR (office building)</p>	<p align="center"><i>Mixed Use</i> LR-MU-CO-NP (any redevelopment shall be no closer to the eastern property line than the current buildings)</p>	<p align="center"><i>Mixed Use</i> LR-MU CO-NP (any redevelopment shall be no closer than current buildings)</p>	<p align="center"><i>Office</i> LO NP Zoning matches current office use on property</p>	<p align="center">Agent Jeff Howard Property owner opposed to downzoning requests LR MU- NP</p>	<p align="center"><i>Office</i> LO NP</p>	<p align="center"><i>Office</i> LO NP</p>	<p align="center">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</p>

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<p align="center">50</p> <p>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, compried of the E 50 feet west of and parallel to the western property line of Lot 11 Block 10, Bellvue Park Subdivision)</p>	<p align="center"><i>Office</i></p> <p align="center">SF 3 (parking lot for office building)</p>	<p align="center"><i>Office</i></p> <p align="center">LO-CO NP (limit height to 12 ft and prohibit access to Lupine)</p>	<p align="center"><i>Office</i></p> <p align="center">LO CO NP (limit height to 12 ft and prohibit access to Lupine)</p>	<p align="center"><i>Office</i></p> <p align="center">LO-CO NP (limit height to 12 ft and prohibit access to Lupine)</p> <p>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</p>	<p align="center">Agent Jeff Howard Property owner supports staff recommendation of LO-CO- NP</p>	<p align="center"><i>Single Family</i></p> <p align="center">SF 3 NP</p>	<p align="center"><i>Single Family</i></p> <p align="center">SF-3-NP</p>	<p align="center">3rd Reading = 4 votes</p> <p align="center">Petition submitted by neighborhood is NOT VALID</p>

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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

Tracts for Rezoning

