

East Riverside/Oltorf Neighborhood Plan: Contested Tracts
(Updated 11/16/06)

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Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06)	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
Riverside NPA							
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)	<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	<i>Mixed Use</i> GR-MU-CO-NP w/ MUB and NUC (prohibit multifamily residential uses)	<i>Office & Commercial</i> (with a notation on the FLUM referencing special use options) LO-NP, GR-NP, CS-NP, CS-1-NP with MUB and NUC	
39 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	<i>Mixed Use/Office</i> LO-MU-NP	<i>Office</i> LO-MU-CO-NP (prohibit multifamily residential)	

* Recommendations reflect majority support from participants

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<p align="center">41</p> <p>2017 E Riverside Dr (a 12,695 SF tract of land, being comprised of three tracts of land, one containing 4,305 SF, another containing 2,648 SF, and the last containing 5,742 SF, out of Lot 11D of the Second Resubdivision of Colorado Hills Estates Section Five)</p>	<p align="center"><i>Commercial</i></p> <p align="center">CS-1 (The Back Room night club)</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">CS-1-MU-CO-NP</p> <p>Conditions for the Combined Tracts 41 43 44</p> <p>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, and the development should comply with the commercial design standards</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">CS 1 MU CO NP</p> <p>Conditions for the Combined Tracts 41, 43, 44</p> <p>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 uses of which 30% shall be townhouses or condominiums 7) limit height of buildings along E Riverside Dr to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200, and the development should comply with the commercial design standards</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">CS-1-NP w/ MUB and NUC</p>	<p align="center"><i>Mixed Use</i></p> <p>GR-NP with MUB and NUC</p> <p>Prospective developer requests CS-1-MU-CO-NP</p> <p>Conditions for the combined Tracts 41, 43, 44</p> <p>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 of which 30% shall be townhouses or condominiums 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards</p>	<p align="center"><i>Commercial</i> (with a notation on the FLUM referencing special use options)</p> <p align="center">CS-1-NP w/ MUB & NUC</p>	

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<p align="center">43</p> <p>2003-2023 E Riverside Drive, 1407 1/2 Royal Crest Drive (excluding portions identified in Tracts 41, 42, 44)</p>	<p align="center"><i>Commercial</i></p> <p align="center">GR CS (retail uses)</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, 44</p> <p>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, and the development should comply with the commercial design standards</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, 44</p> <p>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 Dr to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200 and the development should comply with the commercial design standards</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">GR NP, CS-NP w/ MUB and NUC</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">GR-NP with MUB and NUC</p> <p align="center">Prospective developer requests CS-MU-CO-NP</p> <p align="center">Conditions for the combined Tracts 41, 43, 44</p> <p>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 of which 30% shall be townhouses or condominiums 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards</p>	<p align="center"><i>Commercial</i></p> <p align="center"><i>(with a notation on the FLUM referencing special use options)</i></p> <p align="center">GR-NP, CS-NP w/ MUB and NUC</p>	

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43A 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	<i>Mixed Use</i> GR-NP w/ MUB and NUC Property Owner requests CS-NP w/MUB and NUC	<i>Commercial</i> (with a notation on the FLUM referencing special use options) LR-NP w/ MUB & NUC	

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<p align="center">44</p> <p>2003 E Riverside Dr (5,983 SF tract of land out of Lot 11C of the First Resubdivision of Colorado Hills Estates)</p>	<p align="center"><i>Commercial</i></p> <p align="center">CS-1 (Club Zocalo)</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">CS-1-MU-CO-NP</p> <p>Conditions for the Combined Tracts 41, 43, 44</p> <p>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, and the development should comply with the commercial design standards</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">CS-1-MU-CO-NP</p> <p>Conditions for the Combined Tracts 41, 43, 44</p> <p>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 Dr to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200, and the development should comply with the commercial design standards</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">CS-1-NP w/ MUB and NUC</p>	<p align="center"><i>Mixed Use</i></p> <p align="center">GR-NP with MUB and NUC</p> <p>Prospective developer requests CS-1-MU-CO-NP Conditions for the combined Tracts 41, 43, 44</p> <p>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 uses for residential of which 30% shall be townhouses or condominiums 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards</p>	<p align="center"><i>Commercial</i> <i>(with a notation on the FLUM referencing special use options)</i></p> <p align="center">CS-1-NP w/ MUB & NUC</p>	

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45 1801-1919 E Riverside Dr (Lot 8 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	<i>Mixed Use</i> GR NP w/ MUB and NUC Prospective developer of a portion of the site supports GR Property owner supports the rezoning with the rearrangement of CS-1	<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	The applicant would like to rearrange the existing CS- 1 zoning There are two tracts currently zoned CS- 1 that would be downzoned to GR (total of 2,250 SF per ordinances) Tract 45B will be rezoned from LR to CS-1 (1,987 SF) The result will be CS-1 located adjacent to each other
45A 1805-1909 E Riverside (a 6,490 SF tract of land out of Lot 10 of Colorado Hills Estates, Section 5)	<i>Commercial</i> CS-1 (Club Latino)	<i>Mixed Use</i> CS-1 NP w/ MUB and NUC	<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)	<i>Mixed Use</i> GR-NP w/ MUB and NUC (Zoning recommendation is based on inaccurate information, staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting) Property Owner Opposed to downzoning, wants to maintain CS-1 zoning	<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)	The zoning ordinance states 6,490 SF was rezoned to CS-1, the survey shows the actual footprint of the CS-1 use as 7,699 SF The applicant is requesting the difference in square footage (1,290 SF) to be rezoned to CS-1 to make the existing use/footprint conforming See notes on Tract 45 also

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45B 1905 E Riverside Dr (1,987 square foot tract of land out of Lot B River Hills Addition)	<i>Commercial</i> LR (retail use)	<i>Mixed Use</i> CS NP w/MUB and NUC	<i>Mixed Use</i> CS-1-NP w/MUB and NUC	<i>Mixed Use</i> CS-1-NP w/MUB and NUC	<i>Mixed Use</i> Discussed as part of Tract 45 Property owner supports CS-1-NP w/MUB & NUC	<i>Commercial</i> (with a notation on the FLUM referencing special use options) LR NP w/ MUB and NUC	See notes on Tract 45
46 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 residential)	<i>Commercial</i> GR-NP	<i>Commercial</i> No clear majority, LO-NP and GR-NP were discussed	<i>Commercial</i> GR-NP	Tract was uncontested at October '05 PC Hearing, and was scheduled to move forward to CC now tract is contested and has been added back into the Plan
47 1005 (Lot 3 Less N24ft Av Thomas & Burch Subdivision), 1007 Summit St	<i>Single Family</i> SF-3 (SF home)	<i>Mixed Use/Office</i> LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	<i>Mixed Use/Office</i> LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	<i>Mixed Use/Office</i> LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	<i>Single Family</i> SF-3-NP, neighbors are willing to work with owners to discuss different options Property Owner supports MU and MUB	<i>Single Family</i> SF-3-NP	
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)	<i>Office</i> LR (office building)	<i>Mixed Use</i> LR MU-CO-NP (any redevelopment shall be no closer than the current building)	<i>Mixed Use</i> LR-MU-CO-NP (any redevelopment shall be no closer than the current building)	<i>Office</i> LO-NP	<i>Office</i> LO-NP Agent for property owner opposed to downzoning, requesting LR-MU-NP	<i>Office</i> LO-NP	Tract was uncontested at October '05 PC Hearing, and was scheduled to move forward to CC, now tract is contested by property owner and has been added back into the Plan

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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)	<i>Office</i> SF-3 (parking lot for office building)	<i>Office</i> LO-CO-NP (limit height to 12 ft. and prohibit access to Lupine)	<i>Office</i> LO-CO NP (limit height to 12 ft. and prohibit access to Lupine)	<i>Office</i> LO-CO-NP (limit height to 12 ft. and prohibit access to Lupine)	<i>Single Family</i> SF-3-NP Property owner supports LO-CO-NP	<i>Single Family</i> SF-3-NP	

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Parker Lane NPA							
203 2600, 2600 1/2 S Pleasant Valley Rd	<i>Undeveloped</i> LR (undeveloped)	<i>Single Family</i> SF-3-NP	<i>Mixed Use</i> LR-MU-CO-NP (prohibit multifamily residential)	<i>Single Family</i> SF-3-NP	<i>Single Family</i> SF 3-NP	<i>Commercial</i> LR-NP	October 05 PC moved forward to CC as uncontested tract Subsequent to PC hearing opposition to rezoning from Burleson Heights Neighborhood Association
222 4600, 4604 E Ben White Blvd	<i>Civic</i> SF-2 (St Peter the Apostle Catholic Church)	<i>Civic</i> GO-CO-NP	<i>Civic</i> LO-CO-NP (building setback of 50 feet from creek centerline)	<i>Civic</i> LO CO-NP (building setback of 50 feet from creek centerline)	<i>Civic</i> Support split between GO-NP and LO-NP Property owner supports GO-NP	<i>Civic</i> SF-2-CO-NP (150' setback from creek & seeps)	

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Riverside NPA							
21B 2510, 2510 1/2, 2512, 2520, 2520 1/2 Elmont Drive	<i>Multifamily</i> GR (multifamily)	<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	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Commercial</i> (with a notation on the FLUM referencing special use options) GR-NP w/ MUB and NUC	Zoning was previously uncontested, difference in FLUM was only issue
25 2101 Elmont Dr	<i>Multifamily</i> GR (Barcelona Apts)	<i>Mixed Use</i> GR-MU-CO-NP (prohibit multifamily residential uses)	<i>Mixed Use</i> GR-MU-CO-NP (prohibit multifamily residential uses)	<i>Mixed Use</i> GR-MU-CO-NP (prohibit multifamily residential uses)	<i>Multifamily</i> MF-4-NP	<i>Commercial</i> GR-MU-CO-NP (prohibit multifamily residential uses)	
32 2508 E Riverside Dr (a 3 823 acre tract of land, more or less, out of the Amended Plat of Lot A Riverside-Pleasant Valley Addition)	<i>Commercial</i> CS (HEB)	<i>Commercial</i> GR-NP	<i>Commercial</i> GR-NP	<i>Commercial</i> GR-NP	<i>Commercial</i> GR-NP Property owner (HEB) supports downzoning to GR-NP due to site plan approval	<i>Commercial</i> GR-NP	2/15/06 Contacted agent for HEB --site plan has been approved
35A 2429-2515 1/2 E Riverside Dr ,	<i>Commercial and Undeveloped</i> GR, CS-1 (O'Reilly Auto, Taco Cabana)	<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	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Commercial</i> (with a notation on the FLUM referencing special use options) GR-NP w/ MUB & NUC	Zoning was previously uncontested, difference in FLUM was only issue

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38 2237 E Riverside Dr (10,012 SF tract of land out of Lot 9 Riverside Drive Plaza Joint Venture)	<i>Commercial</i> CS-1 (Club Carnaval)	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC	<i>Mixed Use</i> GR-NP w/ MUB and NUC (Zoning recommendation is based on inaccurate information, staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting)	<i>Commercial</i> (with a notation on the FLUM referencing special use options) CS-1-NP with MUB and NUC	
42 2021, 2023 E Riverside Dr (approximately 4,200 SF tract of land out of Lot 11E, Second Resub of Colorado Hills Estates, Section 5 PLUS vacated street)	<i>Commercial</i> CS-1 (Riverside Liquor)	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC	<i>Mixed Use</i> GR NP with MUB and NUC (Zoning recommendation is based on inaccurate information, staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting)	<i>Commercial</i> (with a notation on the FLUM referencing special use options) CS-1-NP w/ MUB & NUC	
58 1845 Burton Dr (Lot 3A of the Resub of Lot 3 and Lot B Burton Terrace Section Two)	<i>Multifamily</i> LR (Lafayette Landing Apts)	<i>Mixed Use</i> LR-MU-CO-NP (prohibit multifamily residential uses)	<i>Mixed Use</i> LR-MU-CO-NP (prohibit multifamily residential uses)	<i>Mixed Use</i> LR-MU-CO-NP (prohibit multifamily residential uses)	<i>Mixed Use</i> LR-MU-NP	<i>Commercial</i> LR-MU-CO-NP (prohibit multifamily residential uses)	

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Parker Lane NPA							
202 2336 1/2 Douglas St (a 2 529 acre tract of land comprised of the north 234 66 feet of Tract A Willow Creek Commercial as measured along the western ROW line of Douglas St and the north 211 31 feet as measured along the eastern boundary of Parker Heights Section Four)	<i>Multifamily</i> GR (Bristol Square Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	<i>Multifamily</i> MF-3-NP	<i>Multifamily</i> MF-2-NP	
215 2214, 2216 1/2 2222, 2230 E Ben White Blvd	<i>Undeveloped</i> MF-3 (undeveloped)	<i>Commercial</i> GR-NP	<i>Commercial</i> GR-NP	<i>Commercial</i> GR NP	<i>Commercial</i> GR-NP	<i>Commercial</i> GR-NP	
218 2404 Mission Hill Dr 2407 Ventura Dr	<i>Utilities</i> SF-3, MF 3 (city owned, powerline easement)	<i>Utilities</i> P-NP	<i>Utilities</i> P-NP	<i>Utilities</i> P NP	<i>Utilities</i> P-NP	<i>Open Space</i> P-NP	Zoning was previously uncontested, difference in FLUM was only issue
220 0 Burleson Rd (Abs 24 Del Valle S Acr 56)	<i>Undeveloped</i> SF-3 (city owned)	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Open Space</i> P-NP	Zoning was previously uncontested, difference in FLUM was only issue

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Updated 11/16/06

Tract # and Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06)	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
221 3507 Burleson Rd and 4420 1/2 - 4500 E Ben White Blvd (A 4.55 acre tract, more or less, that is 328 feet north of and parallel to the north ROW line of Ben White Blvd) 4514 E Ben White Blvd	<i>Undeveloped</i> SF-2 (undeveloped)	<i>Office</i> LO-CO-NP (building setback of 150 feet from creek centerline)	<i>Office</i> LO-CO-NP (building setback of 150 feet from creek centerline)	<i>Office</i> LO-CO-NP (building setback of 150 feet from creek centerline)	<i>Office</i> LO-NP	<i>Office</i> LO-CO-NP (building setback of 150 feet from creek centerline)	Staff added CO 3/8/06 after field visit with Mike Lyday and Jean Drew (WPDR)
Pleasant Valley NPA							
306 2101 Faro Drive	<i>LO</i> (Baty Elementary)	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	
307 2100 1/2 Faro Dr	<i>Civic</i> <i>LO</i> (City-owned detention pond)	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Open Space</i> P-NP	Zoning was previously uncontested difference in FLUM was only issue
308 4825 E Riverside Dr	<i>Office</i> <i>LO</i> (palm reader & home)	<i>Office Mixed Use</i> LO-MU-CO-NP (prohibit multifamily residential)	<i>Office Mixed Use</i> LO-MU-CO-NP (prohibit multifamily residential)	<i>Office Mixed Use</i> LO-MU-CO-NP (prohibit multifamily residential)	<i>Single Family</i> SF-3-NP	<i>Office Mixed Use</i> LO MU-CO-NP (prohibit multifamily residential)	