

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-11
AGENDA DATE: Thu 01/12/2006
PAGE: 1 of 1**

SUBJECT: C14-05-0112.04 - East Riverside/Oltorf Neighborhood Plan, Tract 46 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1605 E. Riverside Drive (Country Club Creek Watershed) from general commercial services (CS) district zoning to community commercial (GR) district zoning. Planning Commission Recommendation: To grant community commercial (GR) district zoning. Applicant: Michael J. Sullivan. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: _____



MEMORANDUM

TO: Will Wynn, Mayor and City Councilmembers

FROM: Robert Heil
Neighborhood Planning and Zoning Department

DATE: January 3, 2006

RE: East Riverside / Oltorf Combined Neighborhood Plan

On October 25, the Planning Commission held a public hearing on the East Riverside / Oltorf Combined Neighborhood Plan and three associated zoning cases for the Parker Lane (C14-05-0111), Riverside (C14-05-0112) and Pleasant Valley (C14-05-0113) neighborhood plans.

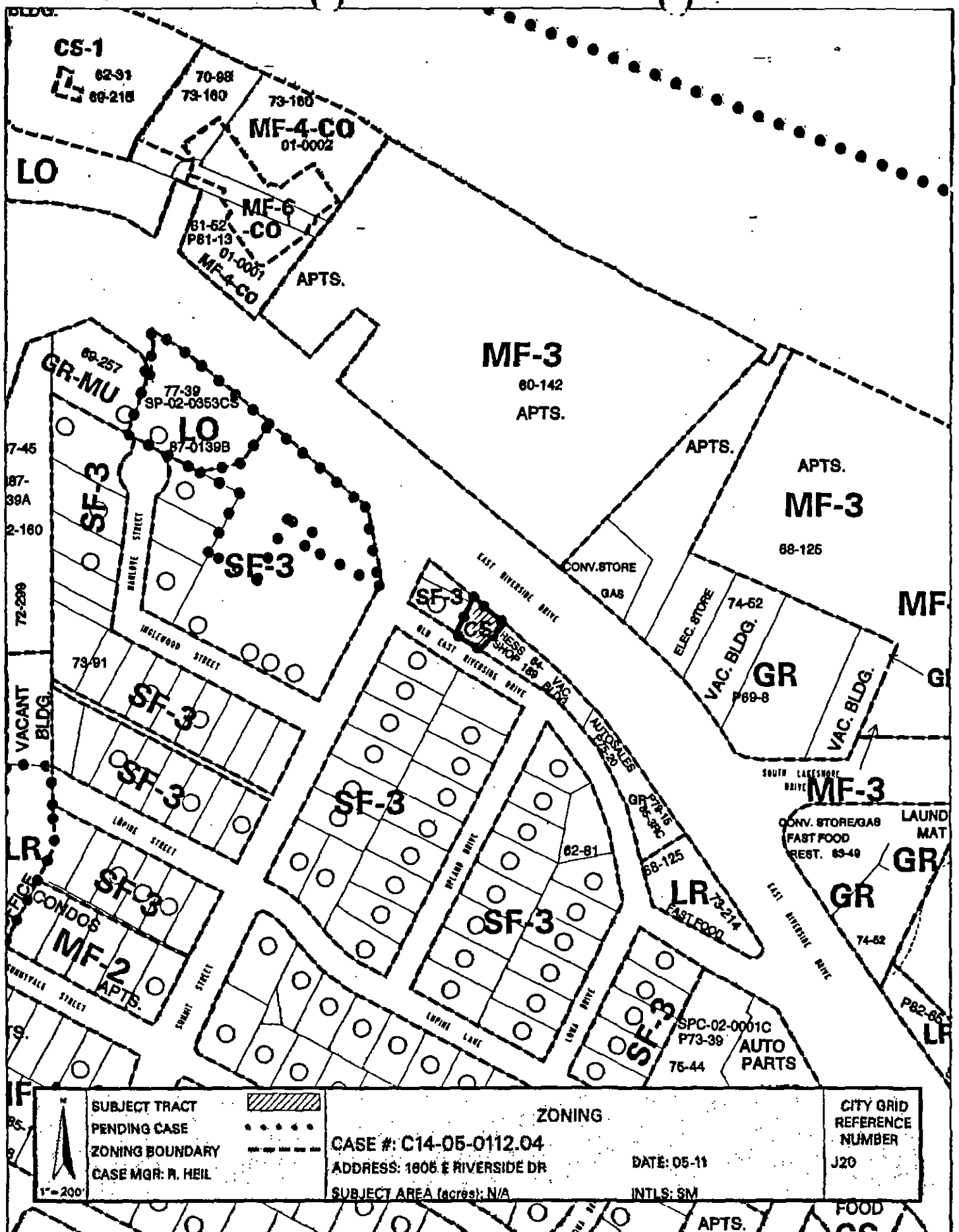
Planning Commission postponed action on the Neighborhood Plan and on the associated rezoning cases until March 28, to allow additional time for areas of disagreement to be worked out.

However, rezoning on several tracts was supported by the property owners, staff and the stakeholders that had been involved in the neighborhood planning process. The Planning Commission recommended that City Council approve the rezoning on these tracts while work continues on the rest of the neighborhood plan.

The property owners, neighborhood representatives, staff and the Planning Commission support the following rezonings. These consensus tracts are:

Case	Address	Plan/Tract(s)	From	To
C14-05-0111.01 ..	2600 Pleasant Valley	Parker Lane/203	LR	SF-3
C14-05-0111.02 ..	2507 Burleson Rd	Parker Lane/204	GR	MF-2
C14-05-0111.03 ..	2800 Metcalfe Rd	Parker Lane/208	SF-3	P
C14-05-0111.04 ..	2101 Wickshire	Parker Lane/213	SF-3	P
C14-05-0111.05 ..	4705-4811 E. Oltorf	Parker Lane/224	MF-2	SF-6
C14-05-0112.01 ..	1902-1912 E Riverside	Riverside/15	CS-1	GR
C14-05-0112.02 ..	2410 E Riverside Dr	Riverside/30	CS	GR
C14-05-0112.03 ..	2410 E Riverside Dr	Riverside/31	CS-1	GR
C14-05-0112.04 ..	1605 E Riverside	Riverside/46	CS	GR
C14-05-0112.05 ..	1601 S IH-35	Riverside/49	LR	LO
C14-05-0112.06 ..	1840 Burton Dr	Riverside/57	LR	MF-3
C14-05-0113.01 ..	1500 ½ Pleasant Valley	Pleasant Valley/300	MF-3/MF-5 ..	P
C14-05-0113.02 ..	East Riverside & Oltorf	Pleasant Valley/302-303 ..	LR	SF-1
C14-05-0113.03 ..	5602, 5604 E Riverside	Pleasant Valley/304-305 ..	SF-3	LR-MU-CO
C14-05-0113.04 ..	2101 Wickersham	Pleasant Valley/309	GR-CO	GR-MU-CO
C14-05-0113.05 ..	Grove Blvd & Hogan	Pleasant Valley/311	GO-CO	GO-MU-CO

The draft neighborhood plans are attached to provide the context for these zoning recommendations. The final neighborhood plan will be formally presented to City Council after Planning Commission action on March 28, 2006.



ZONING CHANGE REVIEW SHEET

CASE: C14-05-0112 (Riverside NP)

P. C. Date: August 9, 2005
October 11, 2005
October 25, 2005

AREA: 729.96 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)
(Robert Heil)

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- South Austin Neighborhood Alliance
- The Crossing Gardenhome Owners Association
- Southeast Austin Trails and Greenbelt Alliance
- South River City Citizens Assn.
- Burleson Heights Neighborhood Assn.
- Terrell Lane Interceptor Assn.
- Metcalfe Neighborhood Assn.
- Barton Springs/ Edwards Aquifer Conservation Dist.
- South Central Coalition
- Austin Neighborhoods Council
- Montopolis Area Neighborhood Alliance
- Burleson Parker Neighborhood Associations
- PODER People Organized in Defense of Earth & Her Resources
- Southeast Austin Trails & Greenbelt Alliance

AREA OF PROPOZED ZONING CHANGES: The Riverside Neighborhood Planning Area is bounded by Town Lake to the north, Pleasant Valley Road to the east, Oltorf to the south and IH-35 to the west (see Attachment 1: Map of the Neighborhood Planning Area).

AREA STUDY: East Riverside/Oltorf Combined Neighborhood Planning Area

TIA: Not required

WATERSHEDS: County Club and Harper's Branch Creeks, and Town Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: Yes

SCENIC ROADWAY: Yes (Riverside Drive)

SCHOOLS: (AISD)

Travis Heights Elementary School
Metz Elementary School
Linder Elementary School
Martin Middle School
Fulmore Middle School
Travis High School

SUMMARY OF STAFF RECOMMENDATION:

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 60 tracts (numbered 1-58, including 10A and 45A) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0111 Parker Lane Neighborhood Plan Rezoning; C14-05-0113 Pleasant Valley Neighborhood Plan and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

LIST OF ATTACHMENTS:

Attachment 1: Map of Neighborhood Planning Area
Attachment 2: Neighborhood Planning Area Current Zoning
Attachment 3: Tracts Proposed for Rezoning
Attachment 4: Map of Tracts Proposed for Rezoning
Attachment 5: Properties Proposed for Rezoning by the Neighborhood (but not recommended by staff).
Attachment 6: Description of Proposed Base Districts
Attachment 7: Neighborhood Plan Special Uses
Attachment 8: Neighborhood Design Tools

PLANNING COMMISSION RECOMMENDATION:

August 9, 2005: Postponed until 10/11 (staff).

October 11, 2005: Postponed until 10/25 (staff).

October 25, 2005:

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

2nd

3rd

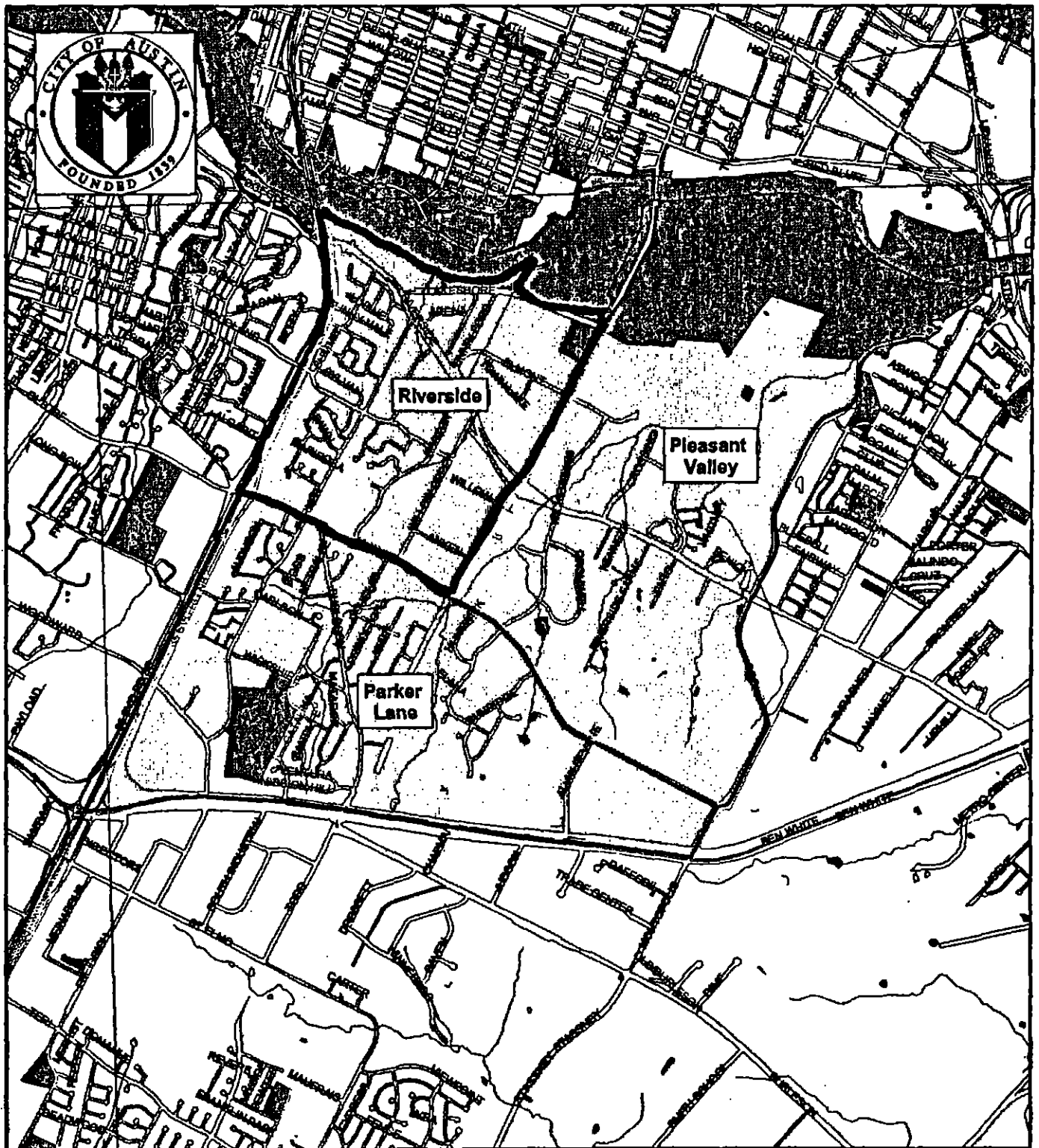
ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330






NEIGHBORHOOD PLANNER: Jackie Chuter
e-mail address: jackie.chuter@ci.austin.tx.us

PHONE: 974-2613



East Riverside/Oltorf Combined Neighborhood Planning Area

Legend

-  Park
-  Creek
-  Lake or Pond
-  Planning Area
-  Street

0 2,500 5,000 10,000 Feet

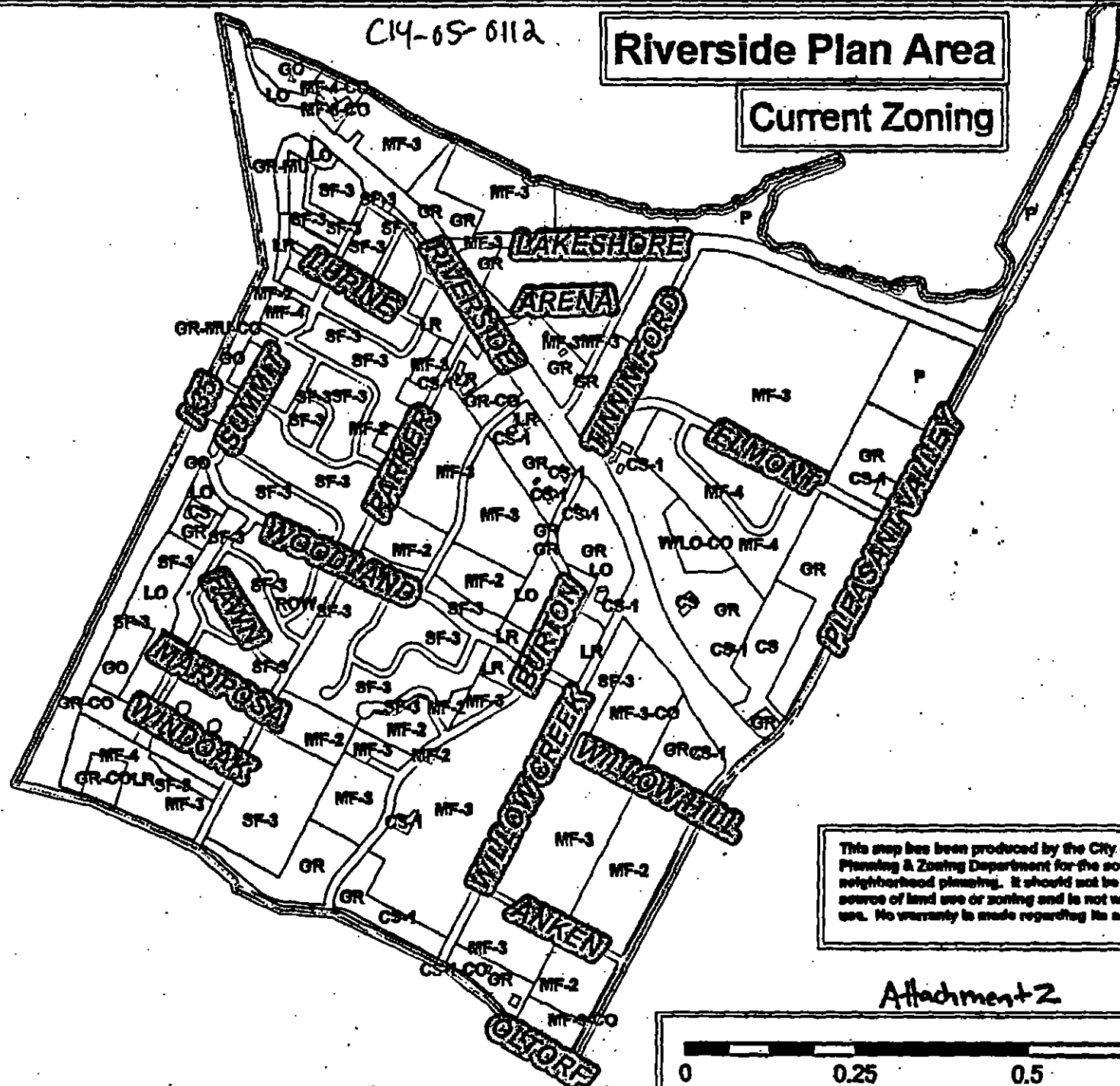
Attachment 1

EAST RIVERSIDE/OLTORF NEIGHBORHOOD PLANNING AREA

C14-05-0112

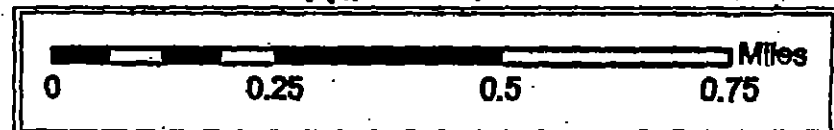
Riverside Plan Area

Current Zoning



This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

Attachment 2



SUMMARY STAFF RECOMMENDATION

C14-05-0111

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 60 tracts (numbered 1-58, including 10A and 45A) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

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BASIS FOR LAND USE RECOMMENDATION

The staff recommendation is derived from the goals and objectives for land use as described in the East Riverside/Oltorf Combined Neighborhood Plan.

DEPARTMENT COMMENTS:

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Existing Conditions:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
IH 35	Varies	Varies	Arterial	No	#14, 61	No
Oltorf Street	90'	60'	Arterial	Yes	#27, 14, 26, 300, 331	#61, 68
Pleasant Valley Rd.	120'	Varies	Arterial	Yes	#8, 26, 300, 320, 490	#59, 61
Parker Lane	70'	40'	Collector	Yes	#27, PL	#59
E. Riverside Dr.	Varies	2 @ 33'	Arterial	Yes	#26, 27, 350, 411, LS, NR, CP	#60
Woodland Ave.	80'	36'	Collector	Yes	No	#68
Burton Drive	70'	44'	Collector	Yes	#27, 300	No
Lakeshore Blvd.	120'	44'	Arterial	No	#411, LS	#62

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Country Club Creek, Harpers Branch Creek, and Town Lake Watersheds of the Colorado River Basin. Country Club Creek is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment within the Country Club Creek Watershed portion of the neighborhood area will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is flood plain in, or within close proximity of, the Country Club Creek watershed portion of the neighborhood area. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment within the Country Club Creek Watershed portion of the neighborhood area will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals which preempt current water quality or Code requirements.

Site Plan

Several tracts within this area are located within a Capitol View Corridor – Longhorn Shores and Pleasant Valley at Lakeshore Drive. Height restricts apply for each corridor.

Portions of this area lie within the 100 and 500 year flood plain.

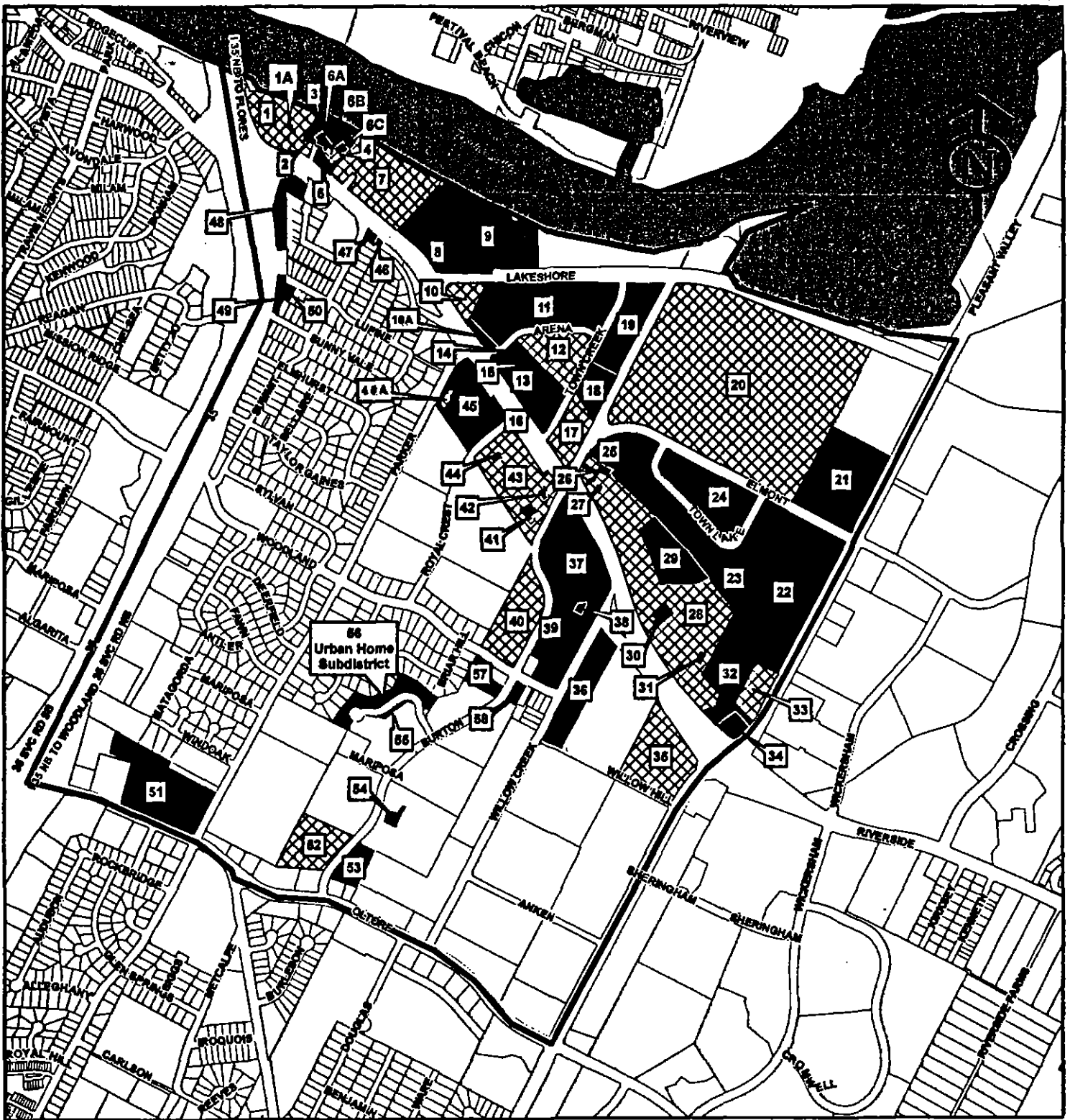
East Riverside Drive is a Scenic Roadway. [Sec. 25-10-6]

Portions of this area are within the Waterfront Overlay; East Riverside subdistrict [Section 25-2-734] and South Lakeshore subdistrict [Section 25-2-741].

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Additional design regulations will be enforced at the time a site plan is submitted.

Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay the associated City fees.



**Riverside Neighborhood Plan Combining District
Tract Map for Rezoning
Zoning Case #C-14-05-0112
Exhibit _____**



City of Austin
Neighborhood Planning and Zoning Department
September 20, 2005

Tracts for Rezoning



0 250 500 1,000 1,500 2,000 Feet

Riverside Neighborhood Plan Combining District:
Tracts Proposed for Rezoning
Case #C14-05-0112

TRACT NUMBER	ADDRESS	FROM	TO
1	1300 E Riverside Drive (except a 152.29 square foot tract of land zoned CS-1 and described in Tract 1A)	LO, GO	GR-CO-NP
1A	1300 E Riverside Drive (A 152.29 square foot tract of land out of Lot 10, Colorado River Park Addition)	CS-1	CS-1-NP
2	900-909 Manlove Street (A 4,743 square foot tract out of Lot A Phil Miller Addition PLUS the adjacent portion of the ROW of Edgecliff Street vacated in Ordinance 040729-37, extending on the east to the centerline of Manlove Street)	LO	LO-NP
3	900-909 Manlove Street (A 58,156 square foot tract of land, more or less, out of the Santiago Del Valle Grant)	MF-4-CO	MF-4-CO-NP
4	900-909 Manlove Street (A 1,929 square foot tract of land out of the vacated Edgecliff Street ROW Reserve)	MF-4-CO SF-3	MF-4-CO SF-3-NP
5	1400-1410 E. Riverside Drive (A 21,161 square foot tract of land, more or less, out of the Santiago Del Valle Grant PLUS the adjacent vacated ROW of Edgecliff St.)	MF-4-CO	MF-4-CO-NP
6A	900-909 Manlove St. and 1400-1410 E. Riverside Dr. (A tract composed of two tracts of land out of the Santiago del Valle Grant, the first a 8,639 square foot tract of land and the second a 279 square foot tract of land, PLUS half of the vacated ROW of Edgecliff St. adjacent to each of the two tracts)	MF-6-CO	MF-6-CO-NP
6B	900-909 Manlove St. and 1400-1410 E. Riverside Dr. (A tract composed of two tracts of land out of the Santiago del Valle Grant, the first a 7,244 square foot tract of land and the second a 798 square foot tract of land, PLUS the adjacent vacated ROW of Edgecliff St.)	MF-6-CO	MF-6-CO-NP
6C	900-909 Manlove Street (A 5,452 square foot tract of land, more or less, out of the Santiago Del Valle Grant)	MF-6-CO	MF-6-CO-NP
7	1500 E. Riverside Drive	MF-3	MF-3-NP
8	1620-1644 E. Riverside Drive	GR	GR-NP
9	1708-1818 S. Lakeshore Blvd.	MF-3	MF-3-NP
10	1700-1712 E. Riverside Drive and 0 S. Lakeshore Blvd. (Lot 2, Riverside Divide Sec. 2)	GR	GR-NP
10A	1806 E. Riverside Drive	LR	LR-NP
11	1701-1801 S. Lakeshore Blvd.; 0 S. Lakeshore Blvd. (W 144 FT AV Lot 2, BLK B Townlake Plaza) and 1414 Arena Drive	MF-3	MF-3-NP
12	1333 Arena Drive	MF-3	MF-3-NP
13	1902-1928 E. Riverside Drive and 1422-1510 Town Creek Drive (except for the portions zoned CS-1 as described in Tracts 14, 15 and 16)	GR	GR-NP
14	1902-1912 E. Riverside Drive (a 1,200 square foot tract of land out of Lot 2-A, Block "D" Townlake Plaza)	CS-1	CS-1-NP

**Riverside Neighborhood Plan Combining District:
Tracts Proposed for Rezoning
Case #C14-05-0112**

TRACT NUMBER	ADDRESS	FROM	TO
15	1902-1912 E. Riverside Drive (a 1,560 square foot tract of land out of Lot 2-A, Block "D" Townlake Plaza)	CS-1	GR-NP
16	1914-1926 E. Riverside Drive (a 4,000 square foot tract of land out of Lot 7-A of the Resubdivision of Lots 4-A and 6-A of the Resubdivision of Lot 4-A of the Resubdivision of Block "D" Townlake Plaza)	CS-1	CS-1-NP
17	2020 E. Riverside Drive; 1400, 1506, 1514, 1516 Tinnin Ford Road; 1501, 1505 Town Creek Drive	GR	GR-NP
18	1201 Town Creek Drive	GR	MF-3-NP
19	1200 Tinnin Ford Road	MF-3	MF-3-NP
20	1201-1401 Tinnin Ford Road and 2109-2401 Lakeshore Blvd.	MF-3	MF-3-NP
21	1300, 1400, 1410 S Pleasant Valley Road, 2510, 2510 1/2, 2512 1/2, 2520, 2520 1/2, 2538, 2538 1/2 Elmont Drive	GR, CS-1	GR-NP
22	1500, 1600, 1700 S. Pleasant Valley Road	CS, GR	GR-NP
23	2215-2439 Town Lake Circle; 2425 Elmont Drive	MF-4	MF-4-NP
24	2222-2400 Town Lake Circle and 2217-2225 Elmont Drive	MF-4	MF-4-NP
25	2101 Elmont Drive	GR	MF-4-NP
26	2100 E. Riverside Drive (a 7,185 square foot tract of land out of and a part of Lot 2-C, Resubdivision of Lot C, Sunny-Day Addition and a 12,750 square foot tract of land out of Lot C, Sunny-Day Addition)	CS-1	CS-1-NP
27	2120-2122 E. Riverside Drive (a 2,877 square foot tract of land out of Lot D, Sunny Day Addition)	CS-1	CS-1-NP
28	2100-2508 E. Riverside Drive (excluding portions described in Tracts 26, 27, 30, 31, 32 and 33)	GR	GR-NP
29	2314 E. Riverside Drive	W/LO-CO	W/LO-CO-NP
30	2410 E. Riverside Drive (a 0.4286 acre tract of land in Lots 1, 2, and 6 in the Sloan-Bryan Subdivision)	CS	GR-NP
31	2410 E. Riverside Drive (2,933 square foot tract of land out of the Santiago Del Valle Grant and being a part of Lot 6 Sloan-Bryan Subdivision)	CS-1	GR-NP
32	2508 E. Riverside Drive (A 3.823 acre tract of land, more or less, out of the Amended Plat of Lot A Riverside-Pleasant Valley Addition)	CS	GR-NP
33	1908 S. Pleasant Valley Road (excluding the portion identified in Tract 32)	GR	GR-NP
34	2512 E. Riverside Drive	GR	GR-NP
35	2425 1/2, 2429, 2435, 2439, 2505, 2507, 2515 1/2 E. Riverside Drive; 2400 1/2, 2500, 2500 1/2, 2510 1/2 Willow Hill Drive; 2018 1/2 S. Pleasant Valley Road (Crossroads South Resub of Tracts 2 and 3, lots 2-4; Lot 1 Crossroads South)	GR, CS-1	GR-NP

**Riverside Neighborhood Plan Combining District:
Tracts Proposed for Rezoning**
Case #C14-05-0112

TRACT NUMBER	ADDRESS	FROM	TO
36	1801 1/2 Willow Creek Drive; 2301 E. Riverside Drive	SF-3	SF-6-NP
37	2109-2237 E. Riverside Drive (Burton Terrace Sec 1-A Amended, lots 4 and 5, and Riverside Drive Plaza Joint Venture, lots 8-9 except for 10,012 square foot tract of land out of Lot 9 as described in Tract 38); 1700-1720 1/2 Willow Creek Drive (Riverside Drive Plaza Joint Venture lots 10-20)	LO, LR, GR, CS, CS-1	GR-NP
38	2237 E. Riverside Drive (10,012 square foot tract of land out of Lot 9 Riverside Drive Plaza Joint Venture)	CS-1	CS-1-NP
39	1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Drive	LO	LO-MU-NP
40	1700, 1708 Burton Drive	LO, LR, GR	MF-3-NP
41	2017 E. Riverside Drive (a 12,695 square foot tract of land, being comprised of three tracts of land, one containing 4,305 square feet, another containing 2,648 square feet, and the last containing 5,742 square feet, out of Lot 11D of the Second Resubdivision of Colorado Hills Estates Section Five)	CS-1	CS-1-NP
42	2021, 2023 E. Riverside Drive (approximately 4,200 square foot tract of land out of Lot 11E, Second Resub of Colorado Hills Estates, Section 5 plus vacated street)	CS-1	CS-1-NP
43	2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023 E. Riverside Drive; 1407 1/2 Royal Crest Drive, (excluding portions identified in Tracts 41, 42 and 44)	LR, GR, CS	GR-NP
44	2003 E. Riverside Drive (5,983 square foot tract of land out of Lot 11C of the First Resubdivision of Colorado Hills Estates)	CS-1	CS-1-NP
45	1801-1919 E. Riverside Drive (Lot B River Hills Addition) except for the portion described in Tract 45A	LR, GR, GR-CO, CS, CS-1	GR-NP
45A	1805-1909 E. Riverside Drive (a 6,490 square foot tract of land out of Lot 10 of Colorado Hills Estates, Section 5)	CS-1	CS-1-NP
46	1605 E Riverside Drive	CS	GR-NP
47	1005 (Lot 3 Less N24ft Av Thomas & Burch Subdivision), 1007 Summit St.	SF-3	LR-MU-CO-NP
48	1317 E. Riverside Drive and Lot 1, Block A of the Schuler Subdivision	GR-MU	GR-MU-NP
49	1301 S. I-35 Svc Road NB (Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellvue Park save and except the portion described in Tract 50)	LR	LO-NP
50	1301 S. I-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)	SF-3	LO-CO-NP
51	1710, 1730 E. Oltorf Street (Lot 2 Harper's Creek)	LR, MF-3	MF-3-NP
52	2124, 2124 1/2 Burton Drive	GR	MF-3-NP

**Riverside Neighborhood Plan Combining District:
Tracts Proposed for Rezoning
Case #C14-05-0112**

TRACT NUMBER	ADDRESS	FROM	TO
53	2121 Burton Drive	GR	MF-3-NP
54	2101 Burton Drive (A 14,800.5 square foot tract of land out of Lot 2, Burton Terrace, Section 2)	CS-1	MF-3-NP
55	1900 Burton Drive (approximately .31 acres out of lot 6 Colorado Hills Estates Section 6)	SF-3	MF-2-NP
56	1900, 1901, 1902, 1904, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1920, 1922, 1924 Valley Hill Circle	SF-3	SF-3-NP
57	1840 Burton Drive (Lot 3 of the Resub of Lot 3 and Lot B Burton Terrace Section Two, same being approximately 1.22 acres out of Silverado Condominlums)	LR	MF-3-NP
58	1845 Burton Drive (Lot 3A of the Resub of Lot 3 and Lot B Burton Terrace Section Two)	LR	LR-MU-NP

**Riverside Neighborhood Plan Combining District
C14-05-0112**

Overlay Conditions and Infill Options

1. 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:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 25 percent.

2. 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:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

3. Urban Home Special Use is permitted on lots in residential districts within the boundaries of the Valley Hill Subdistrict.

4. The following tracts may be developed as a neighborhood mixed use building special use as set forth in Section 25-2-1502 through 25-2-1504 of the Code: 21, 22, 35, 37, 38, 41, 42, 43, 44, 45, 45A, and 47.

5. The following tracts may be developed as a neighborhood urban center special use as set forth in Section 25-2-1552 through 25-2-1557 of the Code: 21, 22, 35, 37, 38, 41, 42, 43, 44, 45, and 45A.

6. A building or structure may not exceed a height of 60 feet above ground level within an area between 100 feet and 160 feet south of Town Lake on Tracts 3, 6A, 6B, and 6C.

7. The maximum height of a building or structure on Tracts 6A and 6C is 60 feet from ground level.

↳ and north north half of tract 4

8. The maximum height of a building or structure on Tract 6B is 90 feet from ground level.

9. The maximum height of a building or structure on Tract 50 is 12 feet from ground level.

10. A 35-foot wide landscape buffer shall be provided and maintained along the south property line of Tract 5 adjacent to Riverside Drive. Improvements permitted within the landscape buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance. ~~and south half~~

11. The following conditions apply to Tract 29:

- 1) Custom manufacturing and Limited warehousing and distribution shall be prohibited uses.
- 2) Except for improvements related to drainage improvements, underground utility improvements, or those improvements that may be otherwise required by the City of Austin, Owner shall construct and maintain a vegetative buffer 25 feet wide along the eastern property line.

12. The following uses shall be prohibited uses of Tracts 1 and 47: Service station, Drive-through service as an accessory use to a principal commercial use.

East Riverside/Oltorf Combined Neighborhood Planning Area

Properties Proposed for Rezoning by a Majority of Stakeholders

(These tracts may require separate action by the Planning Commission to proceed.)

Call Letter	Planning Area / Survey Map	Address	Current Zoning	Current Use	Majority of Stakeholders Recommendation	Property Owner Position
A	Riverside #17	1221 S. IH-35	LR	Nextel Store	Majority recommendation: LO-NP	Opposed
B	Riverside #32	1317-1405 E. Riverside Dr.	GR-MU	Undeveloped	Majority recommendation: LO-NP Property owner recommendation: GR-MU-NP (existing zoning)	Opposed
C	Riverside #37	1713-1729 E. Riverside Dr.	LR	Various Retail	Majority recommendation: LR-CO-NP (prohibit service stations and drive thru services and make restaurant limited conditional)	No Feedback
D	Parker Lane #25	5010 E. Ben White Blvd.	GR	Undeveloped	Majority recommendation: GR-CO-NP with a 50' setback on north and west property lines abutting the church and single-family	Opposed
E	Parker Lane #28	2140 & 2208 E. Ben White Blvd.	CS	Undeveloped	No majority recommendation. LO-NP and GO-NP also proposed.	Opposed
F	Parker Lane #33	2801 S. IH-35	GR	Office	Majority Recommendation: LO-NP	No Feedback
G	Pleasant Valley #51	1901 Crossing Pl.	LR-MU-CO	Condominiums	Majority Recommendation: SF-6-NP	No Feedback
H	Pleasant Valley #311	850 Grove Blvd.	GO-CO	Undeveloped	Majority Recommendation: GO-MU-CO-NP with a Private Restrictive Covenant to prohibit specific residential uses (keep existing CO)	In Favor

Attachment 5

